

MINUTES

of an adjourned regular meeting of the City Council, City of Redlands, held in the Council Chambers, Safety Hall, 212 Brookside Avenue, on January 27, 1981, at 7:00 P.M.

PRESENT

Charles G. DeMirjyn, Mayor
James W. Gorman, Vice Mayor
Barbara Cram Riordan, Councilmember
Ken Roth, Councilmember

Chris C. Christiansen, City Manager
Edward F. Taylor, City Attorney
Peggy A. Moseley, City Clerk
Ted Randolph, Redlands Daily Facts
Sam Nicholas, The Sun

ABSENT

Oddie J. Martinez, Jr., Councilmember

This adjourned meeting was opened with the pledge of allegiance. Mayor DeMirjyn asked those in attendance to join the Council in a moment of gratitude for the return of the hostages from Iran and a moment of silent prayer for the servicemen who died in the rescue attempt.

This meeting is being held to consider a request by tenants of Lugonia Fountain Mobile Home Park that Council arbitrate a problem of disagreement between the Park owners and the residents. This issue is a \$3.22 per month increase for Flood Control charge which was a portion of the ten percent monthly rate increase. When the County discontinued the Flood Control tax, the Park owners refused to cancel the charge to the tenants.

Before opening the meeting to comments from the audience, the Council individually expressed the belief that the Council should not be cast in the role of arbiter, that it was improper, beyond the scope of Council's activities.

Lugonia
Fountain
Mobile
Home
Park
Rent

City Attorney Taylor described three model ordinances; one from Sacramento which is very moderate; another more forceful establishing an active commission which fixes indices for fair rates in the community; third, the Palm Springs ordinance which is mandatory with a final state being rent control.

Speaking from the floor were: Hope McKay of the Fair Rent Committee, residents Al O. Mullins and Eileen Farley; Herbert Miller and Glenn Hetzler of Golden State Mobile Home Owners League, and Attorney Robert Coldern of Santa Ana who represented the Anton Merle Family.

Information from those in attendance included a summary of increases since the Merle Family became owners of the park, an assessment of the value each tenant has invested in his space and home, and comments by the representatives of Golden State Mobile Home Owners League.

Attorney Robert Coldern presented the Merle's position in this matter. During the period of discussion, he recommended consideration of leases of varying lengths, also at one point he presented Mr. Merle's offer to split the charge with each homeowner at \$1.66 per space.

Mayor DeMirjyn then stated that the \$3.22 was the problem here, the amount of increase in question. He added that the maintenance of the park had deteriorated.

After lengthy Council deliberation, Dr. Roth moved to invoke a moratorium until March 1 as delineated by Ordinance No. 1743, during which time the

owners and tenants may meet and negotiate if that is their desire. Also, during that time the staff will prepare for review by the City Attorney, an ordinance to declare that a shortage of rental spaces exists, to set up a committee for arbitration, to require open books and various other factors. Councilman Gorman seconded this motion.

Councilman Riordan described the first rent review hearing in Palm Springs. She stressed the fact that it was costly to all involved. She added that the Merles had made an error in attributing the increase to Flood Control; and repeated that the Merles stood to lose a great deal in attorney fees.

Attorney Coldren asked Council not to invoke a moratorium, calling it the severest form of rent control, and requested a recess in which to speak with his clients.

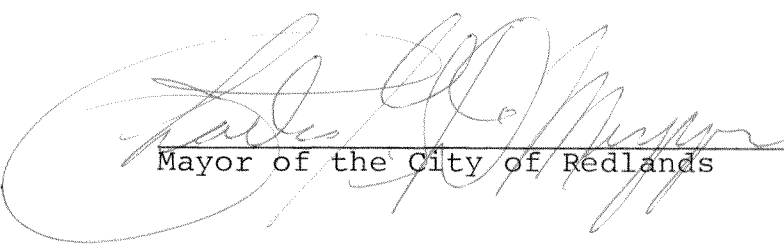
Council then adjourned for a brief recess. After twenty-five minutes, Council reconvened.

Attorney Coldren addressed Council and stated that since the Mayor and Councilmembers believe the \$3.22 is unfair, his client agrees to reduce the increase by \$3.22. Explaining the logistical problem of having already complied with the sixty-day notice requirement, he stated that on February 1, the tenants would receive a statement for \$171.00 which they should pay. On March 1, the statement would be \$171.00 but would reflect a \$6.44 (two months) voluntary reduction by management. The payment of April 1, and thence forward monthly would contain a \$3.22 reduction until the next increase.

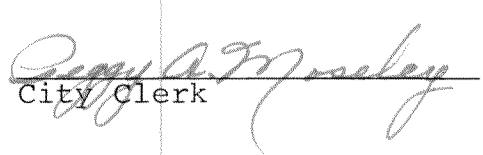
Dr. Roth moved to withdraw his motion; Vice Mayor Gorman seconded; the motion was rescinded by AYE votes of all present.

Council concurred in an expression of gratification at the solution of this problem and directed a letter of appreciation and briefly reiterating their position be forwarded to the mobile home park owners.

There being no further business to be considered, Council adjourned, on motion, at 9:15 P.M.


Mayor of the City of Redlands

ATTEST:


City Clerk