MINUTES of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, 212 Brookside Avenue, on December 16, 1986, at 3:00 P.M.

PRESENT

Carole Beswick, Mayor
Richard N. Larsen, Mayor Pro Tem
Charles G. DeMirjyn, Councilmember
(Afternoon Session Only)
Tim Johnson, Councilmember
Barbara C. Wormser, Councilmember

John E. Holmes, City Manager
Michael T. Riddell, City Attorney
Lorrie Poyzer, City Clerk
Jim Johnson, Redlands Daily Facts
Howard A. Ellis, The Sun

ABSENT

None

The meeting was opened with an invocation delivered by Councilmember DeMirjyn followed by the pledge of allegiance. Mayor Beswick extended birthday greetings to City Clerk Lorrie Poyzer.

Minutes of the regular meeting of December 2, 1986, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Residential Development Allocations, Phase IV, 1986

Mr. Atencio reported this is the fourth and final phase for Residential Development Allocations for this year. Phase IV included seven projects, all of which qualified with a minimum assignment of 75 points. During staff analysis, it was discovered that one project, RDA 86-4-7, KI Investment/Berry Development, received a prior allocation under Vanguard Ventures, Inc. Understanding this, the applicants are requesting to transfer Vanguard's allocation to KI Investment/Berry Development. Councilmember Larsen moved to approve granting the transfer of RDA 81-2A, Vanguard Ventures, Inc. to KI Investment/Berry Development pursuant to Ordinance No. 1843, Section III-H, subject to proof satisfactory to the City Attorney that legal title has so passed. Motion seconded by Councilmember Wormser and carried by the following vote:
AYES: Councilmembers Larsen, Johnson, Wormser; Mayor Beswick
NOES: Councilmember DeMirjyn

Councilmember Larsen moved to grant the following residential development allocations:

RDA 86-4-1	Friedman Homes	35 allocations
RDA 86-4-6	SWR Development	35 allocations
RDA 86-4-2	Jim Kormos	35 allocations
RDA 86-4-4	Brookshire	21 allocations
RDA 86-4-5	Pulsar Development	21 allocations
RDA 86-4-3	Day Enterprises	21 allocations
	Phase IV Total	168 allocations

Motion seconded by Councilmember Wormser and carried by the following vote:
AYES: Councilmembers Larsen, Johnson, Wormser; Mayor Beswick
NOES: Councilmember DeMirjyn

Landscaping Standards

Council directed staff to further address landscaping requirements for subdivisions which would make the exceptional landscaping the standard, and ingress/egress which would not impact existing neighborhoods.

Open Space and Park Planning

Community Development Director Shaw reported that on November 18, 1986, the City Council considered the scope of work for the revision and update of the Open Space and Conservation Element of the City of Redlands and development of an Implementation Program related thereto and directed staff to request proposals from qualified consultants in accomplishing the identified tasks. Proposals were received from Dangermond & Associates, Inc., Ronald D. Kammeyer & Associates; and Takata Associates. At this time, staff recommends awarding the contract to Dangermond and Associates. Councilmember DeMirjyn moved to accept consultant services as proposed by Dangermond and Associates, Inc. for Open Space and Park Planning in the amount of $48,600.00. Motion seconded by Councilmember Larsen and carried unanimously. On motion of Councilmember Larsen, seconded by Councilmember Wormser, an appropriation of $48,600.00 was unanimously authorized to establish a budget for the Open Space Plan.

Funds

Open Space Citizens Committee

Council directed the City Clerk to advertise for applicants to serve on the Open Space Citizens Committee.

Minor Subdivision No.161 - Richard Dunbar - Final Approval

All requirements as contained in Council minutes dated July 15, 1986, having been complied with, it is recommended that final approval be granted Minor Subdivision No. 161. On motion of Councilmember Larsen, seconded by Councilmember DeMirjyn, this recommendation of the Planning Department was unanimously approved.

Subdivision No. 13151 - East Valley Partners - Final Approval

All requirements as contained in Council minutes dated October 7, 1986, having been complied with, it is recommended that final approval be granted Subdivision No. 13151. On motion of Councilmember Larsen, seconded by Councilmember DeMirjyn, this recommendation of the Planning Department was unanimously approved.

Minor Subdivision No. 153 - PDQ Realty - Bob Buster - Final Approval

All requirements as contained in Council minutes dated November 5, 1985, having been complied with, it is recommended that final approval be granted Minor Subdivision No. 153. On motion of Councilmember Larsen, seconded by Councilmember DeMirjyn, this recommendation of the Planning Department was unanimously approved.

COMMUNICATIONS

Centennial Committee

Councilmember Wormser reviewed the Centennial Committee's activities. The service clubs are organizing a Thanksgiving dinner scheduled to be held on Sunday, November 22, 1987, on State Street. Other committee's now established are: Education, Arts, Religion, Citrus, Sports, Parade, Pioneer Families, Design, and Mercantile. Further information is available through Dr. Larry Burgess and Councilmember Wormser.

Councilmember DeMirjyn briefly reported on the National League of Cities meeting he and City Manager Holmes attended recently in San Antonio, Texas. Common problems covered were controlled growth, insurance, and drugs.

Cable TV

Tom Schaeffer, General Manager of Southland Cablevision, reported on improvements he has accomplished since taking over about a year ago and assured Council he was dedicated in their efforts of customer service. He was agreeable to holding periodic meetings with staff rather than having to react to complaints after their occurence, and to sending a representative to all utilities committee meetings with the City Engineer and Redevelopment Agency. He will advertise in the local newspapers their hours and phone numbers to spread the information as widely as possible.

A letter from the Commission on the Bicentennial of the United States Constitution has been received about a Bicentennial Leadership Project and urges a representative to participate in a workshop designed to train local leaders in the development of Bicentennial programs. Mayor Beswick will provide Council with information on this celebration as it becomes available.

NAFB Joint Use

Mayor Beswick has a study regarding joint use of Norton Air Force available. Councilmember DeMirjyn stated emphatically he was violently opposed to any joint use of their airport. Mayor Beswick felt it would be wise for us to participate in the discussion and protect our interests. Council concurred with this suggestion.

Newspaper Vending Machines

Noting that we cannot prohibit newspaper vending machines but that we can regulate their locations, Council asked staff to prepare a report on this subject.

Council recessed at 4:03 P.M. to a Redevelopment Agency meeting and reconvened at 4:08 P.M. to a closed session for the purpose of discussing personnel matters, matters covered by attorney/client privilege, pending and impending litigation. In accordance with State law, the City Attorney prepared a confidential memo to Council providing justification for the closed session. There was no mention of names because this could jeopardize settlement negotiations. Council reconvened at 7:20 P.M.

ORAL PETITIONS FROM THE FLOOR

Mr. Richard Feenstra requested Council to approve a quitclaim deed for access onto Redlands Boulevard for the car wash proposed under a conditional use permit recently approved by the Planning Commission. City Attorney Riddell noted this would require a public hearing for an amendment to an approved subdivision map. Councilmember Johnson moved to direct staff to schedule a public hearing on this matter for the January 6, 1987, meeting if possible. Motion seconded by Councilmember Wormser and carried by AYE votes of all present.

PUBLIC HEARINGS

Resolution No. 4208 — Trolley Car Barn — Property Acquisition

Public hearing was continued to this time and place to consider designating the Trolley Car Barn located at 746 East Citrus Avenue as an historic landmark as recommended by the Historic and Scenic Preservation Commission. Preservation Officer Cozen reported that Council was particularly interested in studying the economic hardship ramifications of the designation of this property. Although the future economic use of a property does not enter into any of the 12 criteria for designation, it is nonetheless an issue that often arises. Mayor Beswick urged Councilmembers to limit the discussion to the designation of an historic property. Councilmember Larsen did not feel this would solve the situation, but noted we did not have any vehicle available except for the City to buy the property which could have a long term economic impact on the General Fund.

Mayor Beswick declared the meeting open as a public hearing. Owner of the property, John Boone, read from a prepared letter noting he was already in a "hardship" situation and does not relish the idea of trying to establish that fact in accordance with the new ordinance. Stating he could not afford to keep the Trolley Car Barn, he also noted he could not sell the property with that building on it. There being no further comments from the audience, the public hearing was declared closed.

Following lengthy discussion, Councilmember Larsen moved to adopt Resolution No. 4208, a resolution of the City Council of the City of Redlands designating the Trolley Car Barn located at 746 East Citrus Avenue as an historic landmark, and authorized staff to enter negotiations for a maximum of 45 days to purchase the building with the covenant of setting six to nine months aside to come up with an adaptive reuse, and if this was not possible, to place the property back on the free market. Motion seconded by Councilmember Wormser and carried by AYE votes of all present. Councilmember Johnson directed staff to study tax criterias and property title regarding this purchase.

Council urged Larry Munz, Chairman of the Historic and Scenic Preservation Commission, to make it their first priority to nominate historic resources for designation by the City Council.

Holiday Spirits

Following this public hearing, Santa Claus burst in on the meeting with approximately 70 of his friends from Redlands Federal Savings and Loan who entertained the "shut ins" in the Chambers with the singing of Christmas carols.

Resolution No. 4202 — Storm Drain Easements

Public hearing was continued to this time and place to consider the acquisition of certain easements by eminent domain as required for the completion of a storm drain pursuant to the City's Master Plan of Drains and requirements of Conditional Use Permit No. 432. Mayor Beswick declared the meeting open as a public hearing for any questions or comments. None being forthcoming, the public hearing was closed. On motion of Councilmember Johnson, seconded by Councilmember Wormser, Resolution No. 4202, a resolution of the City Council of the City of Redlands declaring that the acquisition of certain easements by eminent domain is necessary for the installation of a storm drain improvement (Resolution of Necessity), was adopted by AYE votes of all present.

UNFINISHED BUSINESS

Ordinance No. 1974 — Redevelopment Project — SB 690

Ordinance No. 1974, an ordinance of the City of Redlands establishing certain limitations with respect to the Redevelopment Plan for the Redlands Redevelopment Project, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilmember Wormser, seconded by Councilmember Beswick, further reading of the ordinance text was waived. Ordinance No. 1974 was adopted on motion of Councilmember Wormser, seconded by Councilmember Beswick, by the following vote:

AYES:	Councilmembers Larsen, Johnson, Wormser; Mayor Beswick
NOES:	None
ABSENT:	Councilmember DeMirjyn

NEW BUSINESS

Sewer and Water Allocations

Councilmember Johnson moved to approve 58 outside the City water and 58 outside the City sewer allocations for Mountain View Estate Mobile Home Park located on Nice Avenue between Agate and Olivine Avenues in Mentone (File No. 86-28). Motion seconded by Councilmember Larsen and carried by AYE votes of all present.

Appointments Planning Commission

Councilmember Larsen moved to reappoint Jan Nicks and to appoint Douglass B. Pew to four-year terms on the Planning Commission commencing January 6, 1987. Motion seconded by Councilmember Wormser and carried by AYE votes of all present.

Appointments Library Board

Councilmember Larsen moved to reappoint Ian Dinmore and to appoint Janet Piper to three-year terms on the Library Board commencing January 1, 1987. Motion seconded by Councilmember Wormser and carried by AYE votes of all present.

Funds
Parklands Acquisition

As recommended by the Parks Commission, Councilmember Larsen moved to transfer $50,000 from the budgeted Tennessee Future Park Site to the San Bernardino and Judson Future Park Site for the development of conceptual drawings and base plans. Motion seconded by Councilmember Wormser and carried by AYE votes of all present.

Park Agreement

(Correction 292)
Councilmember Wormser moved to acquire Assessor's Parcel Nos. ~~167~~-044-02, 03, 04, 05, and 12 for the sum of $1,312,880.00; $694,080.00 to be funded from the Disposal Reserve Account and $618,800.00 from the Park Tax Account. Motion seconded by Councilmember Johnson and carried by AYE votes of all present.

Park Agreement
Parkland Donation

A parkland use agreement between the City and Redlands Security Company was reviewed and reference to the use of the land in Page 2, Section II, was clarified to reflect the property could also be used for parking for its related uses. Councilmember Wormser moved to approve the Parkland Use Agreement between Redlands Security Company and the City of Redlands as amended and to accept the gift of land (Parcel No. 171-021-02) from Messrs. Art Gregory, Jr. and Bill Gregory. Motion seconded by Councilmember Johnson and carried by AYE votes of all present. On behalf of the citizens of Redlands, Council expressed its gratitude for this generous gift.

Hospital Construction Bond Issue

Dr. James D. Hook, Redlands Community Hospital, requested Council to consider allowing the hospital to obtain funds through Certificates of Participation issued by the City of Redlands which would involve a lease/lease-back of the hosptial facility to the City. Under the Certificates of Participation arrangement, the credit of the City would not be affected and the City would have no obligation for payment of the lease costs. Councilmember Johnson moved to authorize City staff to work with the Redlands Community Hospital to see if this is the most profitous route for the hospital with the understanding that there would be no net cost to the City; that the underwriters' cost would be paid out of the cost of issuance; and that the City's legal counsel would review the issue. Motion seconded by Councilmember Wormser and carried by AYE votes of all present.

Audit

On motion of Councilmember Larsen, seconded by Councilmember Wormser, Council accepted and ordered filed by AYE votes of all present the audit for the City for fiscal year 1985-86 as prepared by Soren, Ahern, Christenson, Bartells, and Walloch, CPA's.

Resolution No. 4212
Sewer Facilities Improvement Project

Resolution No. 4212, a resolution of the City Council of the City of Redlands authorizing execution and delivery by the City of installment sale agreement and trust agreement, approving purchase agreement and approving and authorizing delivery of preliminary official statement and official statement with respect to the issuance and sale of Certificates of Participation (City of Redlands Sewer Facilities Improvement Project), appointing trustee and authorizing issuance of such Certificates in an amount not to exceed $18,000,000.00, was adopted by AYE votes of all present on motion of Councilmember Larsen, seconded by Councilmember Wormser.

Agreement
Street Improvements
Funds

On motion of Councilmember Larsen, seconded by Councilmember DeMirjyn, a cooperative agreement between the City of Redlands, City of Loma Linda, and San Bernardino County for consulting services for the design of improvements to the intersection of Redlands Boulevard and California Street was unanimously approved and the Mayor authorized to sign on behalf of the City and an appropriation of $18,200 from the Gas Tax Fund was unanimously authorized for this project.

Ambulance Report

Council received an ambulance service report containing information of certain aspects of Howard Ambulance Company operations since late July 1986. Response time is now at an acceptable level based on the San Bernardino County Ambulance Ordinance and it has been recommended Council consider adopting the County Ambulance Ordinance.

Deed
Sunset Drive

On motion of Councilmember Larsen, seconded by Councilmember DeMirjyn, a quitclaim deed to Marcel and Nellie Sedano for Sunset Drive right-of-way which is no longer needed following the realignment of Kimball Drive and Wabash Avenue was unanimously approved and the Mayor and City Clerk authorized to sign on behalf of the City.

Funds
Wastewater Plant

On motion of Councilmember Larsen, seconded by Councilmember DeMirjyn, an additional appropriation in the amount of $120,000 in the Sewer Construction Fund for the third and final payment on the purchase of 17.5 acres for wastewater treatment plant expansion was unanimously approved.

Funds
Airport Office

On motion of Councilmember Larsen, seconded by Councilmember DeMirjyn, an additional appropriation in the amount of $19,400 in the Special Aviation Fund for the establishment of an airport office was unanimously approved.

There being no further business, the meeting adjourned at 9:15 P.M.

Next regular meeting, January 6, 1987.

Carole Beswick

Mayor of the City of Redlands

ATTEST:

Lorrie Poyzer

City Clerk

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