

MINUTES

of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, 212 Brookside Avenue on April 7, 1987, at 3:00 P.M.

PRESENT

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

John E. Holmes, City Manager
 Dallas Holmes, City Attorney
 Daniel E. Olivier, City Attorney
 Lorrie Poyzer, City Clerk
 Elaine Rankin, Redlands Daily Facts
 John de Leon, The Sun

ABSENT

None

Mayor Beswick called the meeting to order. Councilmember DeMirjyn asked those present to observe a moment of silence in honor of recently deceased Dr. Douglas Moore, University of Redlands President, and then lead the audience in singing "God Bless America." Mayor Beswick then asked the audience to join her in singing "Happy Birthday" to John de Leon, Sun Reporter.

Minutes of the adjourned regular meeting of March 16, 1987, the regular meeting of March 17, 1987, and the adjourned regular meeting of March 26, 1987, were approved as submitted.

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

Tom Atchley gave an analysis of the recent historic survey of the downtown area and highlighted 15 points from the survey. He presented slides showing downtown buildings and residences as they were originally built and their appearance today. Appreciation was expressed to those who worked on the survey which is proving to be an invaluable tool for the ongoing projects being handled by Darrell Cozen and the Historic and Scenic Preservation Commission.

PLANNING AND COMMUNITY DEVELOPMENTSoutheast Specific Plan Update

On March 23, 1987, a public meeting was held for the property owners within the southeast study area. The residents raised several concerns; the major issues identified were the need for a natural habitat study and more indepth traffic impact, density and environmental impact analysis. Mayor Beswick also requested that five-acre parcels be discussed further in the study. Mr. Robert Beck, 221 Edgemont, urged the traffic factor be reviewed and noted the recent Yucaipa study is also available. Mr. Larry Moore, The Planning Associates, indicated his company may be interested in picking up where Neste, Brudin, and Stone left off. Councilmember Wormser moved to appropriate additional funds for the Southeast General Plan Amendment not to exceed \$31,000.00 and to cease further studies with NBS/Lowry, and authorized staff to hire consultants to complete the project. Motion seconded by Councilmember Larsen and carried unanimously.

Request for Mobile Office Trailer - Don Turpin Dodge

The applicant requested permission to utilize a mobile office trailer on a temporary basis until the agency is relocated to a larger facility which should be accomplished within one year. Councilmember Larsen moved to approve the placement of a mobile office trailer for property located at 1267 West Redlands Boulevard; said trailer shall be located behind the main building as shown on the map attached to the staff report dated April 7, 1987, and for a period of time not to exceed one year. Motion seconded by Councilmember Wormser and carried unanimously.

Resolution No. 4231 - Agricultural Preserve Removal No. 72 - Hill/Williams Development Corporation

Councilmember Larsen moved to approve the Negative Declaration for Agricultural Preserve Removal No. 72 for approximately ten acres of property located on the southwest corner of Fifth and La Salle Streets, A-1 Zone, and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilmember Johnson and carried unanimously. Councilmember Larsen moved to approve Resolution No. 4231, a resolution of the City Council of the City of Redlands amending Agricultural Preserve Boundaries previously established by Resolution No. 4218 and approving Agricultural Preserve Removal No. 72. Motion seconded by Councilmember Wormser and carried unanimously.

Land Use in Aircraft Noise Exposure Areas Policy

On March 16, 1987, the City Council and Planning Commission held a joint meeting to discuss land use policy related to airport noise exposure areas. Staff was directed to prepare a policy paper with findings and alternatives. Senior Planner Bobertz presented his report at this time stating there was sufficient land in Redlands to accommodate foreseeable residential development needs without further residential development within 65 CNEL areas and recommended that limited potential future residential parcels (approximately 14 acres) in the 65 CNEL area be reviewed on their own merits taking into consideration opportunity to cluster residential dwellings on portions of property less affected by noise. Following discussion, Councilmember Johnson moved to adopt the following policy: Residential zone changes shall be prohibited within a 65 Decibel Community Noise Equivalent Level (CNEL) areas as delineated by Norton Air Force Base and/or the Redlands Municipal Airport, and an aviation easement shall be required as a condition of all residential development within one mile of 65 CNEL area. Motion seconded by Councilmember Wormser and carried unanimously.

General Plan Update - Requests for Proposals

As a follow-up to the City Council's identification of a review and update of the General Plan as a high priority item to be accomplished by the Department of Community Development, it is important to initiate preparation of requests for proposals for this project so that work can be initiated early in the 1987-88 budget year. Councilmember Johnson moved to direct the Department of Community Development to initiate preparation of requests for proposals for the review and update of the General Plan. Motion seconded by Councilmember Wormser and carried unanimously.

Tentative Tract No. 10527 - Pacific Savings Bank

Councilmember Larsen moved to approve the Environmental Review Committee's Negative Declaration for Tentative Tract No. 10527 for property bounded by Pearl Street on the north, A.T. & S.F. Railroads on the south, Sixth Street on the east and Orange Street on the west, C.C./T.C. Zones and Specific Plan No. 34, the subdivision of approximately 10.48 acres of land into seven lots to prepare for the development of a commercial shopping center (this subdivision does not include the existing Deming Hotel which will remain on the site), and directed staff to file and post a "Notice of Determination" in accordance with the City's guidelines. Motion seconded by Councilmember Wormser and carried unanimously.

Stating that Council finds that pursuant to Section 66473.5 of the California Government Code, Tentative Tract No. 10527 together with the provisions for its design and improvement is consistent with the City's General Plan and any applicable specific plans; that none of the conditions provided in California Government Code Section 66474 exist on this map; and that pursuant to California Government Code Section 66474.6, the discharge of waste from this subdivision apparently will not result in violation of existing requirements prescribed by the Santa Ana Regional Water Quality Control Board pursuant to Division 7 of the California Water Code, Councilmember Larsen moved to approve Tentative Tract No. 10527 based on the findings of the Planning Commission and subject to the recommendations of all departments as contained in Planning Commission minutes dated March 24, 1987. Motion seconded by Councilmember Wormser and carried unanimously.

COMMUNICATIONS

In order to accommodate Mayor Pro Tem Larsen who had to leave the meeting, the method for allocating outside the City water and sewer connections was discussed at this time. Mayor Beswick asked that the City review the procedure for these connections and perhaps establish a point system based on our General Plan. She also wanted a clarification of the actual area we are serving and that 150 dwelling unit allocations would be made per year. City Attorney Holmes noted that an ordinance amendment would be necessary and that perhaps the allocation procedure could be further discussed at the City Council/Planning Commission workshop to be scheduled in the near future. Cynthia Ludvigsen, an attorney representing Suntex Homes, indicated she wished to discuss this further at the workshop and to have an opportunity for her proposals to be reviewed. Following discussion, Councilmember Johnson moved to direct staff to prepare a service area map for outside the City water and sewer service. Motion seconded by Councilmember Wormser and carried unanimously. Councilmember Wormser moved to direct the City Attorney to prepare an amendment to the existing ordinance to not allow any more than 150 dwelling units, sewer and/or water allocations, per year. Motion seconded by Councilmember Larsen and carried unanimously. Council concurred to further discuss the General Plan criteria guidelines and jurisdictional enforcement issues at the future workshop to be held with the Planning Commission.

Mayor Pro Tem Larsen left the Chambers at 4:55 P.M.

Workshop
Session

City Engineer Mutter reported his department would endeavor to file a Contract Monitoring Report monthly for each capital improvement project currently under construction and administered by his department. The report will be submitted to Council for their information in keeping abreast of the status of City-wide construction contracts. This month's report included the pedestrian signals installation on Colton Avenue at the University of Redlands, Sunnyside Avenue Storm Drain Project, Barton Road Median Island Project, and signal installation at Citrus and University. Mr. Mutter reported that the traffic signals at the University of Redlands and the intersection of Terracina Boulevard and Barton Road were turned on earlier today.

The Planning Commission desires to have a joint meeting with the City Council to discuss amendments to Ordinance No. 1843, the Proposition R Growth Initiative. Council would also like to discuss outside City water and sewer connections procedures and the Southeast General Plan. Mayor Beswick asked the Planning Department to coordinate a date for this meeting. Councilmembers indicated they would be available the following mornings at 7:00 A.M.: April 20, 21, 27, 29, or 30.

Mayor Beswick announced that a Redlands 2000 meeting will be held on April 20, 1987.

Mayor Beswick announced that the streetscaping concepts for the I-10 Corridor Study were now available and that the study should be completed and adopted this fall.

School
Fees

Councilmember Johnson directed the City Manager to prepare a report regarding the school impaction fees and indicate what monies have been collected to date, any economic impact caused by the exemptions; and any new legislative review from the City Attorney. Council concurred in the request.

Mayor Beswick reported that 25 representatives attended the Water Forum on March 31, 1987. Another meeting has been scheduled for April 22, 1987, at 7:00 P.M. in the City Corporate Yards.

NAFB
Joint
Use

Mayor Beswick has been asked to serve on the Joint Use Norton Air Force Base Committee which she felt gave the City an opportunity to monitor the study. Councilmember DeMirjyn again expressed his strong opposition to any joint use of the Base; Councilmember Wormser stated she tended to lean in opposition but would like more information as it became available through Mayor Beswick.

Councilmember Johnson briefly reported on recent meetings he has attended of the SCAG Executive Committee regarding the Air Quality Management District and SANBAG regarding the Vegas to Ontario train.

Council recessed at 5:25 P.M. to a Redevelopment Agency meeting and reconvened at 5:26 P.M. to a closed session for the purpose of discussing a personnel matter. Council reconvened shortly thereafter and distributed a News Release concerning the "Madera" decision regarding compensation for police officers on their lunch breaks. Council again recessed to a closed session for the purpose of discussing matters covered by attorney/client privilege and pending litigation. In accordance with State law, the City Attorney prepared a confidential memo to Council providing justification for the pending litigation portion of the closed session. Council reconvened at 7:00 P.M.

Recognition

Mayor Beswick presented certificates to the basketball coaches and players on the Redlands Lakers team and the Redlands Running Rebels team. These teams are sponsored by the Recreation Department, and we are very proud of these outstanding athletes.

Proclamations

Mayor Beswick presented proclamations designating the month of April as California Earthquake Preparedness Month, the week of April 20 through April 24, 1987, as GFWC California Juniors Week, and the month of April as National Cable Week.

ORAL PETITIONS FROM THE FLOORTentative
Tract 12808

Connie Sowell, 1075 West Sunset Drive, and Maureen Slaney, 745 West Sunset Drive, addressed Council about their grave concerns regarding Tentative Tract No. 12808 located on Alessandro Road and Sunset Drive. Mayor Beswick indicated that staff is proceeding with a criminal complaint in regards to the grading work which has started without a permit. The application was continued by the Planning Commission to their April 14, meeting. In the meantime, Mayor Beswick directed staff to communicate with the person responsible and ask him to stop work until the application process is completed.

Convalescent
Hospital

Representing residents in the area of Magnolia Avenue between Lakeside and Bellevue, Donald Stillman addressed Council with their concerns that they are opposed to any zone changes in this area which would allow a convalescent hospital which they understand is proposed. Noting that Council has received many communications regarding this matter in the past few days, Mayor Beswick reported that this matter will be scheduled on the April 21, 1987, agenda.

Yucaipa
Sphere

Theresa Kwappenburg, 31265 Freija Drive, urged Council to oppose the recommendation of the Local Agency Formation Commission to place Crafton Hills College and the Crafton PUD in the proposed City of Yucaipa's sphere of influence. She reported that LAFC

will be meeting on this matter next week. Councilmember Johnson urged reversing judgement on the sphere and service area until we have had time to look into this further.

PUBLIC HEARINGS

CDBG Funds	Public hearing was advertised for this time and place to review and establish prioritization of projects for Community Development Block Grant funds. Mayor Beswick declared the meeting open as a public hearing for any questions or comments regarding this matter. Van Banks, President of the Redlands Racquet Club, urged Council to include the Clement Tennis Court Lighting project in the application for Community Development Block Grant Funds. There being no further comments, the public hearing was declared closed. Following discussion, Councilmember Johnson moved to establish funding priorities as follows: 1. Street Lights for the northern portion of the City; estimated cost: \$45,000.00 2. Smiley Library additional funding for project No. 111-10312; estimated cost: \$60,000.00 3. Tennis court lighting additional funding for project No. 111-10602; estimated cost: \$58,350.00 4. Parking facility additional funding for project No. 111-11203; estimated cost: \$74,500.00 5. Earthquake prevention for buildings located in Redlands; estimated cost: \$75,000.00
Earthquake Retrofit	Motion seconded by Councilmember Wormser. Mayor Beswick indicated she would support this prioritization if the City would seriously investigate incentive programs of some kind for retrofitting financing. The motion then carried by AYE votes of all present.
Resolution No. 4226	Public hearing was advertised for this time and place concerning the establishment of Underground Utility District No. 7 on Olive Avenue between Cajon and Center Streets and on Grant Street between Olive and Brookside Avenues. Mayor Beswick declared the meeting open as a public hearing for any questions or comments concerning this matter. Gretchen Nance, 501 West Olive Avenue, asked if the drainage problem would be improved if the crown is removed from Olive Avenue and asked how her property would be affected since her service comes in from Buena Vista Street. City Engineer Mutter assured her the drainage on Olive would be much better after the grading project and assured her he would contact her after the meeting concerning her property. There being no further comments, the public hearing was declared closed and Councilmember DeMirjyn moved to adopt Resolution No. 4226, a resolution of the City Council of the City of Redlands establishing Underground Utility District No. 7. Motion seconded by Councilmember Wormser and carried by AYE votes of all present.
Underground Utilities District No. 7	

JOINT PUBLIC HEARINGS

HGH Properties	Joint public hearings were advertised for this time and place to consider for the purposes of redevelopment as a commercial development the disposition of certain real property located in the northeast quadrant of the central business district of the City of Redlands (H.G.H. Properties, DBA Redlands Park Plaza Project). Pursuant to the appropriate sections of the California Community Redevelopment Law, notice has been duly given that the City Council and the Redevelopment Agency of the City of Redlands have authorized a joint public hearing to consider the approval of the Redevelopment Disposition and Development Agreement for Redlands Park Plaza Project. Notice of this hearing was first published in the Redlands Daily Facts, a newspaper of general circulation, on March 24 and March 31, 1987. Mayor Beswick declared the meeting open as a joint public hearing for any questions or comments concerning this matter. City Attorney Olivier summarized the Disposition and Development Agreement and proposed acquisitions and conveyances. Calvin Hall, redeveloper, was available for any questions. There being no further comments, the public hearings were declared closed.
Property Conveyance	On motion of Councilmember Wormser, seconded by Councilmember DeMirjyn, Council authorized by AYE votes of all present the conveyance of real property located at the northeast intersection of Redlands Boulevard and North Fifth Street (Assessor's Parcel Nos. 169-311-07, 08, 09, and 13) by the Redevelopment Agency for purposes of redeveloping real property as a commercial retail and office complex and related on-site and off-site improvements, and directed that the Agency be required to provide or ensure the provision of 53 spaces of public parking in the immediate vicinity to replace those which will be lost pursuant to redevelopment of the aforementioned lands.

UNFINISHED BUSINESS

Employees Health Insurance	Management Services Director Kaenel reported that he had sent a letter to retirees regarding the possible change in the employees' health insurance carrier and held a meeting with the General Employees and the retirees with representatives from Blue Cross available to answer their questions. He indicated that the problem does not seem to be coverage but the premium cost has generated a great deal of concern. He suggested a sick leave benefit could be extended to all current retirees and recommended the City picking up a portion of the premiums. Speaking in favor of changing coverage to Blue Cross were: Dena Smith on behalf of the General Employees; Rick Rylett, Fire Department; Bill Cranfill, Police Department; and Patrick Beaver, Police Department.
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Wishing to retain the 50-year relationship with Aetna were H. L. Archbold and Roswell Miller. Following discussion, Councilmember Johnson moved to terminate health insurance coverage with Aetna and accept the insurance proposal from Blue Cross effective May 1, 1987. Motion seconded by Councilmember Wormser and carried by the following vote:

AYES: Councilmembers Johnson, Wormser; Mayor Beswick
 NOES: Councilmember DeMirjyn who was concerned what Blue Cross will do to the premiums next year.
 ABSENT: Councilmember Larsen

Noting that the City will experience a savings with the Blue Cross plan, Councilmember Johnson moved to instruct staff to report back at the next meeting and identify the potential cost savings and recommend a proposal to underwrite a portion of the retirees' premiums commensurate with the savings. Motion seconded by Councilmember Wormser and carried by AYE votes of all present.

Council briefly recessed at 9:16 P.M. and reconvened at 9:25 P.M.

Citizen
Involvement
Procedures

A policy statement regarding citizen involvement at City Council meetings was prepared by the City Manager and presented to Council for their review. Councilmember Wormser noted that smoking will not be allowed in the lobby in the near future when our recently adopted ordinance goes into force. Council approved a policy at a recent workshop to limit presentations to fifteen minutes each for both sides of an issue which should be included in these procedures. Councilmember Johnson requested a clause be included highlighting the Brown Act requirements regarding action on items not included on the agenda and posted in compliance with the State law. Councilmember Johnson moved to adopt these Citizen Involvement Procedures with the three above-mentioned changes. Motion seconded by Councilmember Wormser and carried by AYE votes of all present.

Moratorium
Exemptions

On March 3, 1987, the City Council considered a letter received from Linda Dewar requesting additional outside city hookups for a single family residence located within the Southeast Redlands Specific Plan moratorium area. Council requested staff to provide an alternative to the present moratorium which might give consideration to those requesting permits or use entitlements for a single family residence. There are 162 parcels located within the Southeast Specific Plan moratorium area. A significant number of these parcels, however, do not have street access, utilities, or are otherwise unable to be developed at this time. A map was provided identifying nine parcels that could be exempted on the basis of the four criteria proposed by the Planning and Community Development Department.

Mr. R. A. Moore, 1800 Rossmont Drive, expressed his concern about allowing any exceptions to the moratorium. Mr. Leroy Hansberger, 1800 Country Club Drive, indicated he would like to split a 60-acre parcel into two 30-acre parcels and asked for clarification of the City's enforcement of not allowing a division of property.

Council clarified several points for City Attorney Holmes as to what constituted a division of property and the criteria for establishing the 10-acre designation. Following discussion, Councilmember Johnson moved to direct the City Attorney to prepare an ordinance to amend Ordinance No. 1959, an interim urgency ordinance of the City of Redlands temporarily prohibiting development approvals in the Southeast Redlands pending approval of the Specific Plan, to allow the approval of building permits and other use entitlements to allow development of one single-family residence on an existing lot of record and which meets the following criteria: (1) there is no division of property, (2) there is a waterline directly accessible to the property, (3) there is an existing developed parcel on at least one abutting property line, (4) the parcel exceeds ten acres in size, and (5) the parcel has access to a developed road. Motion seconded by Councilmember DeMirjyn and carried by AYE votes of all present.

Resolution
No. 4190

Resolution No. 4190, a resolution of the City Council of the City of Redlands finding the value of written protests and ordering Municipal Reorganization No. 2388 consisting of Annexation No. 60-A subject to confirmation of voters within the affected territory and to the terms and conditions as approved by the Local Agency Formation Commission and calling an all-mail ballot special election therefore, was approved by AYE votes of all present on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser.

Annexation
60-A
Election

Litter
Control
Program

City Manager Holmes updated Council on the progress of preparing a Litter Control Program which will require further work with the City Attorney. On motion of Councilmember Johnson, seconded by Councilmember Wormser, this matter was continued to the April 21, 1987, meeting by AYE votes of all present.

Ordinance
No. 1975

Ordinance No. 1975, an ordinance of the City Council of the City of Redlands authorizing an amendment to the contract between the City Council of the City of Redlands and the Board of Administration of the California Public Employee's Retirement System, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilmember Johnson, seconded by Councilmember Wormser, further reading of the ordinance text was waived. Ordinance No. 1975 was adopted on motion of Councilmember Johnson, seconded by Councilmember Wormser, by the following vote:

AYES: Councilmembers DeMirjyn, Johnson, Wormser;
 Mayor Beswick

NOES: None

ABSENT: Councilmember Larsen

PERS
Amendment

Ordinance No. 1979	Ordinance No. 1979, an ordinance of the City of Redlands amending Ordinance No. 1673 to provide revisions to the National Flood Insurance Program Flood Plan Management Criteria, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, by the following vote: AYES: Councilmember DeMirjyn, Johnson, Wormser; Mayor Beswick NOES: None ABSENT: Councilmember Larsen
Flood Hazards	
Ordinance No. 1979 Exemption	Councilmember Johnson moved to direct staff to prepare an amendment to Ordinance No. 1979 to allow an exemption to these requirements if a coach is lost due to an Act of God or fire. Motion seconded by Councilmember Beswick and carried by AYE votes of all present.
Resolution No. 4243	Resolution No. 4243, a resolution of the City Council of the City of Redlands amending Resolution No. 3836 to correct a clerical error which approved General Plan Amendment No. 27-B for approximately 50 acres of property located between Pennsylvania and Lugonia Avenues and between Karon Street and Highway 30, was unanimously approved on motion of Councilmember Larsen, seconded by Councilmember Wormser.
Correction	
Claim	On motion of Councilmember Larsen, seconded by Councilmember Wormser, the claim of Richard Mollindo in the amount of \$2,098.35 was found not to be a proper charge against the City and therefore unanimously rejected.
Claim	On motion of Councilmember Larsen, seconded by Councilmember Wormser, the claim of Timothy Moser in an unknown amount was found not to be a proper charge against the City and therefore unanimously rejected.
Claim	On motion of Councilmember Larsen, seconded by Councilmember Wormser, the claim of Robert Collins in the amount of \$1,000,000.00 was found not to be a proper charge against he City and therefore unanimously rejected.
Contract Historic Inventory	On motion of Councilmember Larsen, seconded by Councilmember Wormser, Council unanimously approved a contract with AEGIS to continue the preparation of a historic properties survey as recommended by the Historic and Scenic Preservation Commission.
Funds	On motion of Councilmember Larsen, seconded by Councilmember Wormser, Council unanimously approved an appropriation of \$12,000.00 of the unanticipated revenue of \$47,025.00 received from the Redlands Community Hospital to compensate Seidler-Fitzgerald for financial advisor services in refunding certificates of participation for the hospital.
Hospital Bond Issue	
Funds	Representing residents of the Heritage Houses, Allen Bone, 87 Jennifer, felt there were better alternatives available for the location of another fire station. Although he was unaware of the exact proposed location, he was concerned that a fire station not be located in a residential area. Noting that action on the request did not constitute approval and that a public hearing would be held for a conditional use permit, Councilmember Larsen moved to approve the purchase of the proposed fire station site on Barton Road, approximately 280 feet west of Lakeside Avenue, Assessor's Parcel No. 172-481-02 for \$180,000.00. Motion seconded by Councilmember Wormser and carried unanimously.
Hospital Bond Issue	
Fire Station Site Acquisition	On motion of Councilmember Larsen, seconded by Councilmember Wormser, Council unanimously approved purchase of a proposed fire station site on Nevada Street and Lugonia Avenue for \$161,850.00.
Wastewater Pond Study	On motion of Councilmember Larsen, seconded by Councilmember Wormser, Council unanimously approved award of an engineering services contract to Camp Dresser and McKee for the Wastewater Treatment Plant Percolation Pond Study and development of a computer model.
Worker's Compensation Claims	On motion of Councilmember Larsen, seconded by Councilmember Wormser, Council unanimously approved a contract with Crawford Risk Management Services for administration of Worker's Compensation claims. The meeting recessed at 10:24 P.M. to a Redevelopment Agency meeting and reconvened at 11:02 P.M. to a closed session for the purpose of discussing a matter covered by attorney/client privilege. Next regular meeting, April 21, 1987.

ATTEST:

City Clerk


Mayor of the City of Redlands

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