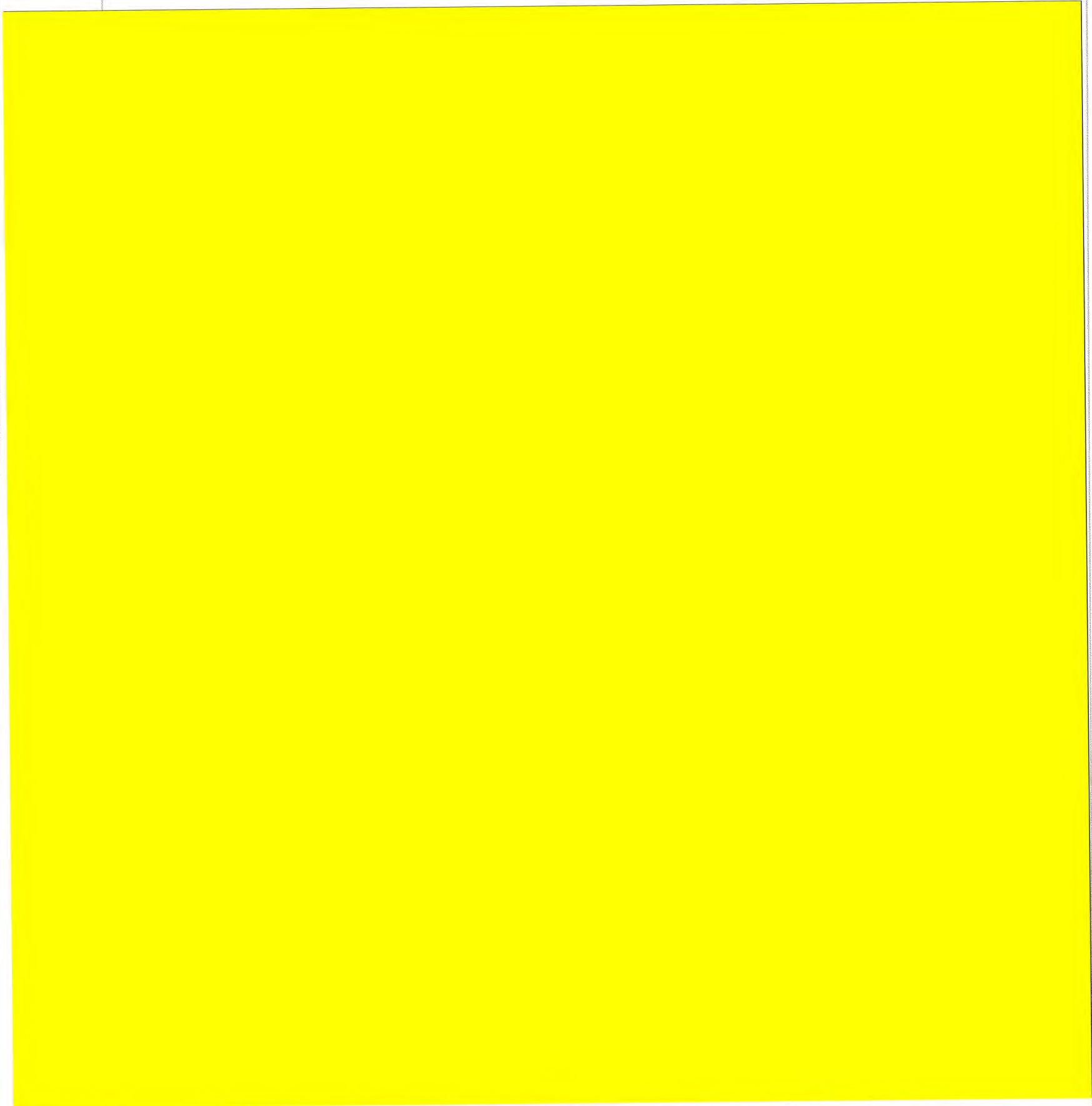




MINUTES

of a regular meeting of the City Council, City of Redlands, held in the Council Chambers, 212 Brookside Avenue, on June 2, 1987, at 3:00 P.M.

PRESENT

Carole Beswick, Mayor
Charles G. DeMirjyn, Councilmember
Barbara C. Wormser, Councilmember

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

ABSENT

Richard N. Larsen, Mayor Pro Tem
Tim Johnson, Councilmember

The meeting was opened with an invocation by Mayor Beswick followed by the pledge of allegiance.

Minutes of the regular meeting of May 19, 1987, and the adjourned regular meeting of May 27, 1987, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Resolution No. 4253 - Street Vacation No. 89 - City of Redlands

Resolution No. 4253, a resolution of the City Council of the City of Redlands declaring its intention to vacate a portion of High Street and Stuart Street between Orange Street and Sixth Street, a portion of Fifth Street between High Street and the A.T.S.F. Railroad right-of-way, and alleys within the perimeter streets of Orange Street, Pearl Avenue and Sixth Street, and setting the public hearing on these street and alley vacations for June 16, 1987, at 7:00 P.M., was adopted by AYE votes of all present on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser.

Tentative Tract No. 13125 - M. Behzad - Final Approval

All requirements as contained in Council minutes dated October 1, 1985, having been complied with, it is the recommendation of the Community Development Office that final approval be granted to Tentative Tract No. 13125, an application for the subdivision of approximately 3.41 acres of land into 20 lots for property located on the east side of Clay Street between Pennsylvania and San Bernardino Avenues, R-1 Zone. On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, this recommendation was approved by the following vote:

AYES: Councilmembers DeMirjyn, Wormser; Mayor Beswick

NOES: None

ABSENT: Councilmembers Larsen and Johnson

COMMUNICATIONS

Monitoring Reports

City Engineer Ron Mutter presented the monthly contract monitoring reports covering the installation of pedestrian signals on Colton Avenue at the University of Redlands; the Sunnyside Avenue Storm Drain Project; the Barton Road Median Island Project; the signal installation at Citrus Avenue and University Street; Phase II Redevelopment, Orange Street; PSB Off-Site Improvements Project; and the Iowa Street Storm Drain Project.

General Obligation Bonds

Mr. Douglas W. Ayres, Management Services Institute, presented information regarding park land and open space acquisition financing and recommended a General Obligation Bond Issue question on the November, 1987, ballot. Mayor Beswick noted this decision needs to be unanimously supported by the Council if we desire to proceed. Those present indicated their support and staff was directed to proceed.

Water Forum

Mayor Beswick updated Councilmembers on the activities of the water forum meetings. An Advisory Commission comprised of elected officials is being formed. Mayor Beswick expressed pleasure with the spirit of cooperation that has evolved over these meetings.

Council recessed at 3:55 P.M. to a Redevelopment Agency meeting and reconvened at 3:56 P.M. to a closed session for the purpose of discussing matters covered by attorney/client privilege. Council reconvened at 7:00 P.M.

Accolades

Framed certificates recognizing outstanding accomplishments were presented by Mayor Beswick to Claude I. Upshaw, Mark A. Bush, Patrick E. Beaver, Russell J. Dalzell, and James R. Bueermann, members of the Redlands Police Department.

SADD

Students from Redlands High School presented information regarding their activities as Students Against Drunk Drivers (SADD). They urged Council to consider providing space in the enclosed mall for a combination party-dance on Saturday nights.

ORAL PETITIONS FROM THE FLOOR

A representative from Nansay America, Inc. attempted to file an appeal to a Planning Commission decision rendered on May 12, 1987. City Clerk Poyzer refused to accept the appeal as it was not filed in a timely manner in accordance with Zoning Ordinance No. 1000. It has been requested that a request for a waiver of the filing period was scheduled on this agenda, but the applicant requested the matter be held over until the June 16, 1987, meeting. Councilmembers concurred with this request.

PUBLIC HEARINGS

Historic District No. 1

Public hearing was advertised for this time and place to consider Resolution No. 4251, a resolution of the City Council of the City of Redlands designating Historic and Scenic District No. 1, including all properties on the north and south sides of West Highland Avenue between Cajon Street and Cedar Avenue. As a resident and property owner of one of the subject properties, Councilmember Wormser stated her intent to not participate in the discussion or action. Therefore, a quorum would not be present and, with regrets, Councilmember DeMirjyn moved to continue this public hearing to June 16, 1987, at 7:00 P.M. Motion seconded by Councilmember Beswick and carried by the following vote:

AYES: Councilmembers Beswick, DeMirjyn

NOES: None

ABSTAIN: Councilmember Wormser

ABSENT: Councilmembers Larsen, Johnson

Resolution No. 4245
Alley Vacation
Public hearing was advertised for this time and place for the vacation of an alley located between First and Eureka Streets, Redlands Boulevard and State Street and within the Madame La Farge Plaza. Mayor Beswick declared the meeting open as a public hearing for any questions or comments concerning this alley vacation. None being forthcoming, the public hearing was declared closed and Resolution No. 4245, a resolution of the City Council ordering the vacation of the above-mentioned alley, was adopted by AYE votes of all present on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser.

Appeal
CR&A No. 560
Public hearing was set for this time and place to hear an appeal to the Planning Commission's decision to deny Commission Review and Approval No. 560, an application to permit the construction of an auto repair facility on property located on the northwest corner of Texas Street and Redlands Boulevard, C-4 Zone. Mayor Beswick declared the meeting open as a public hearing for any questions or comments concerning this appeal.

Community Development Director Shaw reviewed the Planning Commission's decision to deny this application and their findings. Owners Maurice Floyd, Edmund Richards, and Joanne Richards presented their reasons for appealing this decision of denial of their application. Art Gregory expressed traffic concerns and urged that the intersection remain open with deep setbacks for any proposed construction. There being no further comments, the public hearing was declared closed. Mr. Shaw explained the latest flood map for that area. Council discussed this project at length with Councilmember DeMirjyn indicating he wanted to approve the application as submitted. Councilmember Wormser moved to refer this application back to the Planning Commission for re-examination with redesign of the flood plan. Motion seconded by Councilmember Beswick and carried by the following vote:

AYES: Councilmembers Beswick, Wormser

NOES: Councilmember DeMirjyn

ABSENT: Councilmembers Larsen, Johnson

UNFINISHED BUSINESS

Mobilehome Rent Stabilization
Chief Building Official Dale reported that a request was made by the owner of the Orange Grove Mobilehome Estates for an amendment to our Rent Stabilization Ordinance to enable the mobilehome park owners to raise mobilehome space rents at time of a sale (change of ownership) of a mobilehome. Our ordinance provides for temporary decontrol of space rent for vacated spaces but does not make provisions for "roll-over" sold in place mobilehomes or sublease situations. The Redlands Mobilehome Park Rent Review Board recommended to Council that the Ordinance (No. 1857) remain as is through December 31, 1989.

Rick Bessire, owner of the Orange Grove Estates, urged Council to reconsider this request and explained in detail his reasons for the request. Marvin Lang, representing the Lugonia Fountains Home Owners and urged Council to oppose the request. Art Gregory explained how it is handled in the City of Riverside. Following discussion, Council concurred to direct the City Attorney to draft an ordinance amendment which would allow raising the rents no more than ten percent at the time of a sale with the stipulation that this procedure be monitored for a trial period of one year.

Ordinance No. 1982
Development Prohibition
Community Development Director Shaw explained that at the last Council meeting, Urgency Ordinance No. 1982 to extend the development moratorium in Southeast Redlands failed to receive the required four-fifths vote for adoption. Quick thinking on the spot resulted in the hasty deletion of the urgency provisions of that proposed ordinance, and a revised version of the ordinance was introduced for first reading with the understanding that a three-to-one vote would result in adoption of the ordinance following second reading. The assumption was that a four-fifths vote would be required to extend the moratorium with an urgency ordinance, but would not be required if the ordinance was not adopted as an urgency measure. Subsequent to the meeting, the City Attorney's Office has had time to carefully review Government Code Section 65858 and finds that an extension of the development moratorium would require approval of four-fifths votes of the Council regardless of whether the ordinance is adopted as an urgency ordinance. Therefore, with this new information in mind, the ordinance as originally submitted to the Council is submitted once again for further consideration in light of the City Attorney's research.

Ordinance No. 1982, an extended urgency ordinance prohibiting development approvals in southeast Redlands until adoption of the pending specific plan, was read by title only by City Clerk Poyzer, and on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, further reading of the ordinance text was waived. Ordinance No. 1982 was adopted on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, by the following vote:

AYES: Councilmembers DeMirjyn, Wormser; Mayor Beswick

NOES: None

ABSENT: Councilmembers Larsen, Johnson

Ordinance No. 1983	Ordinance No. 1983, an ordinance of the City of Redlands amending Article 941 of the Redlands Ordinance Code establishing procedures for allocation of water and sewer connections in the unincorporated area within the City of Redlands' Sphere of Influence, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, further reading of the ordinance text was waived. Ordinance No. 1983 was adopted on motion of Councilmember Wormser, seconded by Councilmember DeMirjyn, by the following vote: AYES: Councilmembers DeMirjyn, Wormser; Mayor Beswick NOES: None ABSENT: Councilmembers Larsen, Johnson
Sewer and Water Allocations	
NEW BUSINESS	
Appointments	Councilmember Wormser moved to reappoint Eleanor Buoye to a five-year term on the Parks Commission commencing June 16, 1987. Motion seconded by Councilmember Beswick and carried by AYE votes of all present. Councilmember Wormser moved to appoint William W. Bonadiman to a five-year term on the Parks Commission commencing June 16, 1987. Motion seconded by Councilmember Beswick and carried with Councilmember DeMirjyn voting NO.
Parks Commission	
Funds	Community Services Director Rodriguez reported the Family Services Association has secured a first-option-to-sell to the City of Redlands the real property utilized by them at 114 West Vine Street. The building is designated as a Heritage Home which was built in 1902. The Cultural Arts Commission has reviewed the appraisal package, visited the facility, and recommended acquisition of this property. Councilmember DeMirjyn moved to approve an additional appropriation for the acquisition of real property located at 114 West Vine Street in the amount of \$172,010.00 from the Family Services Association of Redlands. Motion seconded by Councilmember Wormser and carried by AYE votes of all present.
Family Service Building	
Ordinance No. 1985	Utilities Engineer Corneille explained that Ordinance No. 1985 adds Articles 595 and 835 to the Redlands Ordinance Code to establish procedures for approval of applications for water and sewer connections for commercial/industrial development in the unincorporated area within the City of Redlands' Sphere of Influence. Basically the same procedures are applied to commercial/industrial development as are applied to residential development under Ordinance No. 1983, except that commercial/industrial development is not subject to the allocation procedures required of residential development by Proposition R and only Water Board approval will be required. Mr. Corneille suggested the deletion of the word "conditional" in Sections 59502(c) and 83502(c) for clarification.
Water and Sewer Connections	Ordinance No. 1985, an ordinance of the City of Redlands adding Articles 595 and 835 to the Redlands Ordinance Code establishing procedures for approval of applications for water and sewer service connections for commercial/industrial development in the unincorporated area within the City of Redlands' Sphere of Influence, was read by title only, and on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, further reading of the ordinance text was waived. Ordinance No. 1985 was introduced with the above-noted changes and laid over under the rules with second reading scheduled for June 16, 1987, on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser.
Claim	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, the claim of Albert Torres in the amount of \$1,500.00 was found not to be a proper charge against the City and therefore was rejected by AYE votes of all present.
Claim	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, the claim of Donald J. Donaldson, et al, in the amount of \$500,000.00 was found not to be a proper charge against the City and therefore was rejected by AYE votes of all present.
Claim	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, the claim of Shirley Ann Estupinan in the amount of \$1,708.28 was found not to be a proper charge against the City and therefore was rejected by AYE votes of all present.
Claim	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, the claim of Charlene J. Black in the amount of \$250.00 was found not to be a proper charge against the City and therefore was rejected by AYE votes of all present.
Resolution No. 4257	Resolution No. 4257, a resolution of the City Council of the City of Redlands adopting regulations for candidates for elective office, pertaining to materials submitted to the electorate and costs thereof for the General Municipal Election to be held in Redlands on Tuesday, November 3, 1987, was adopted by AYE votes of all present on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser.
Candidates Statements	

Bid Award	Bids were opened and publicly declared on May 21, 1987, in the Office of the City Clerk for the traffic signal modification project; a bid opening report is on file in the Office of the City Clerk. At this time, it is the recommendation of the Engineering Services Department that the responsible bidder submitting the bid for said project which will result in the lowest cost to the City is Sierra Pacific Electrical Contracting, in the amount of \$118,813.00, and that it is in the best interest of the City that the contract for the traffic signal modification project be awarded to said firm, and further that an additional appropriation of \$47,000.00 from the Gas Tax Fund be authorized. On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, this recommendation was approved by AYE votes of all present.
Funds	
Traffic Signal Modifications	
Funds Resident Construction Representative	On motion of Councilmember DeMirjyn, seconded by Councilmember Wormser, Council authorized by AYE votes of all present the position of Resident Construction Representative for the Engineering Services Department and an appropriation for \$11,000.00 for the purchase of a pickup truck and equipment.
Resolution No. 4255 Appropriations Limit	Resolution No. 4255, a resolution of the City Council of the City of Redlands establishing an appropriations limit for the fiscal year 1986-87 pursuant to Article XIIB of the California Constitution, was approved by AYE votes of all present on motion of Councilmember DeMirjyn, seconded by Councilmember Wormser.
	There being no further business, the meeting adjourned at 9:22 P.M. to an adjourned regular meeting to be held on June 9, 1987, in the City Corporate Yards, 1270 West Park Avenue.
	Next regular meeting, June 16, 1987.
ATTEST:	Carole Desautels Mayor of the City of Redlands
City Clerk	Janice Pappas
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