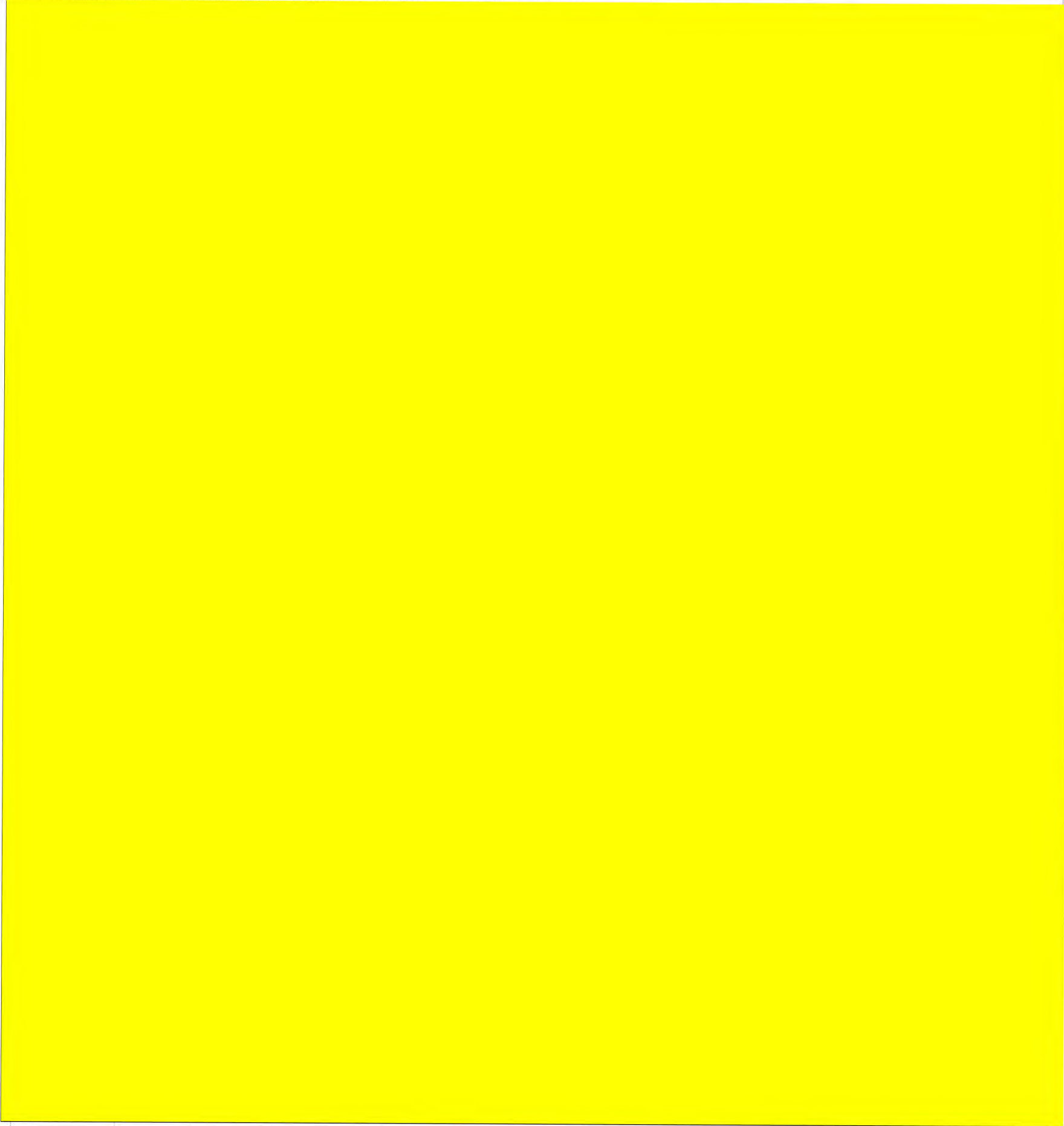




MINUTES

of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on February 7, 1989, at 3:00 P.M.

PRESENT

Barbara C. Wormser, Mayor Pro Tem
Charles G. DeMirjyn, Councilmember
Tim Johnson, Councilmember
William E. Cunningham, Councilmember

John E. Holmes, City Manager
Dallas Holmes, City Attorney
Lorrie Poyzer, City Clerk
Sheryl Oring, Redlands Daily Facts
Pamela Fitzsimmons, The Sun

ABSENT

Carole Beswick, Mayor

The meeting was opened with an invocation by Councilmember DeMirjyn followed by the pledge of allegiance.

Minutes of the adjourned regular meetings of January 13, 1989, at 7:30 A.M., January 17, 1989, at 7:30 A.M., January 17, 1989, at 2:30 P.M. and the regular meeting of January 17, 1989, at 3:00 P.M. were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Planning Commission Actions

On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, the report of the last Planning Commission meeting was unanimously acknowledged as received.

Development Incentive Agreement - Redlands Senior Housing, Inc.

The City has been pursuing for some 12 years a HUD-financed senior housing project. In accordance with Condition No. 21 of Conditional Use Permit No. 467 approved June 24, 1986, the applicant has provided a draft agreement to be recorded prior to issuance of a building permit which will guarantee low-income senior citizen and handicapped occupancy for at least 40 years. The agreement presented at this meeting has been reviewed by staff and the City Attorney. Councilmember Cunningham moved to approve the proposed agreement with Redlands Senior Housing, Inc. Motion seconded by Councilmember Johnson and carried by AYE votes of all present.

General Plan Citizen Committee - Appointment

Donn Heaney, Council's appointment to the southeast at-large position on the General Plan Committee, has resigned because of a transfer. Councilmember Cunningham moved to appoint Tex Moore to the General Plan Citizen Committee to fill this vacancy. Motion seconded by Councilmember Johnson and carried by AYE votes of all present.

Minor Subdivision No. 175 - Nassim Khoury - Final Approval

All requirements as contained in Council minutes dated June 7, 1988, having been complied with, it is recommended by the Planning Division that final approval be granted to Minor Subdivision No. 175, a subdivision of approximately 1.90 acres of land into three lots for property located on the northeast corner of Olive and Bellevue Avenues, R-S Zone. Community Development Director Shaw explained the Historic and Scenic Preservation Commission reviewed the existing structure and found that it was not historically significant. Since then the structure and all landscaping, except two mature trees, have been removed from the site. Councilmember Cunningham was willing to grant this request if the West Redlands Water Company had signed off on this site prior to issuance of building permits. Councilmember Johnson moved to grant Minor Subdivision No. 175 final approval with the requirement that an agreement and security shall be provided on Engineering Services Requirement No. 12 especially as pertains to West Redlands Water Company. Motion seconded by Councilmember Cunningham and carried by AYE votes of all present.

Transfer of RDA No. 81-2A

On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council approved by AYE votes of all present the transfer of Residential Development Allocations for No. 81-2A from KI Investment/Berry Development to Hung-Yeh Development, Incorporated.

Transfer of RDA No. 87-IV-6

On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council approved by AYE votes of all present the transfer of Residential Development Allocations for No. 87-IV-6 from USA Properties Fund, Inc. to Andy Cheung of Trinity Realty.

Minor Subdivision No. 167 - B. Douglas and James L. Snyder - Time Extension

On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council granted by AYE votes of all present a one-year time extension to March 3, 1990, for Minor Subdivision No. 167, to allow the applicant additional time to secure financing.

Subdivision No. 172 - Bruce A. Strumreiter - Final Approval

All requirements contained in Council minutes dated November 17, 1987, having been complied with, it is the recommendation of the Planning Division that final approval be granted to Minor Subdivision No. 172, a subdivision of approximately 1.08 acres into three parcels for property located on the south side of Clifton Avenue, approximately 500 feet west of Center Street, R-S Zone. On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, this recommendation was approved by AYE votes of all present.

Acceptance of Parcel Map No. 11513 - City of Redlands

On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Parcel Map No. 11513, which covers the site of the municipal parking lot on the south side of Redlands Boulevard between Fifth and Sixth Streets, was approved by AYE votes of all present.

COMMUNICATIONS

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| Water and Sewer Service | A request from Donley-Bennett Architects to appear before the City Council to elicit an interpretation relative to a development project located in San Bernardino County but needing water and sewer allotments from the City was continued to this time at the request of the applicant. Community Development Director Shaw informed Council he has been in contact with the applicant and they have agreed to continue their request another two weeks to provide staff with further information. Councilmember Cunningham moved to continue this matter to February 21, 1989, to allow the applicant to submit further data for staff's review. Motion seconded by Councilmember Johnson and carried by AYE votes of all present. |
| Skateboard Ramp | Community Services Director Rodriguez reported a half-pipe skateboard ramp has been moved from private property on Campbell Street to an enclosed area in Community Park. Recreation Supervisor Frank Guerrero has developed a program for the Council's review. Park Superintendent Bob Sewell informed Council that the ramp, which is now in five pieces, has to be moved again as the storage area is needed for other uses, and if we have to move it much more, we will have to start over. Councilmember DeMirjyn emphatically stated this program was very elitist and a travesty for taxpayers' money and that we should not have this. Councilmember Johnson stated he wanted something from our insurance carrier before voting on it. Council discussed the liability issue at length and took no action on this matter at this time. |
| Golf Course | Community Services Director Rodriguez briefed Council on the progress of the golf course feasibility study. He reported that several developers have called him to express an interest in this project. |
| Senior Nutrition | Community Services Director Rodriguez reviewed the status of the Senior Nutrition Site noting that the owner of the site north of Redlands Boulevard is in bankruptcy proceedings. Therefore, the committee is now looking for another site. He reviewed three possible sites and indicated they were ready to proceed with an architect when a site is selected. Larry Lawrence, County Office of the Aging, encouraged the City to move on this project with all haste. |
| Public Nuisance

Historic Structure | <p>The City has received several complaints about the structure located at 1502 North Orange Street (northeast corner of Pennsylvania Avenue and Orange Street). This house was designated a Historic Resource in December, 1987. In return for this designation, the City approved a general plan amendment and zone change to allow the house to be converted into offices. This amendment and zone change was intended specifically for the preservation of this house and not for new construction. The applicant also received points under the allocation system for the preservation of this house. The complaints concern people getting into the building and dangerous conditions there. After being contacted by Building and Planning staff, the owner's representative had the house reboarded and agreed to paint out the graffiti. Staff also requested a chain link fence around the property but this has not been committed to as of this meeting. Preservation Officer Cozen informed Council that it could demand a chain link fence and even begin proceedings toward repairing the property and putting a lien on the property for the costs because the house is designated an historic resource.</p> <p>Lugonia School Principal David Regalado and Assistant Principal Cheryl Ralston addressed Council expressing their concerns about the structure and its close proximity to the school. Ms. Ralston asked for a time schedule for the restoration process. It was noted it could be another one or two years before the development could receive permits from the City to proceed with construction. Noting this building has been there a long time in this state of disrepair, Mr. Regalado reviewed its past history which has been a problem for many years. He believed</p> |

the fence would help, but would not stop all the problems, especially off-school hours. Speaking on behalf of the Historic Commission, Christie Hammond asked Council if they could urge the developer to rehabilitate the building now before the construction of the apartments. Bob Roberts urged Council to take some of the responsibility and contribute towards the preservation of the structure as he felt Measure N had caused the problem.

Councilmember DeMirjyn, who requested this matter be scheduled on the agenda, expressed his appreciation to the Historic Commission for their work, but told them we cannot preserve everything. He felt this building had no significance nor did it enhance the north side of town. Because the house is located across the street from an elementary school, many problems arise because of the young students, and there have also been police problems to contend with. He believed the building is a fire hazard and in light of these many problems, felt the house should come down. Councilmember Johnson voiced his opinion the building was an attractive nuisance and would continue to be until demolished or rehabilitated. Councilmember Cunningham expressed his concern that a former Council and two commissions had reviewed this and that we should not "shoot from the hip." He asked that staff communicate with the developer to see if this could be resolved in two weeks and asked staff to report back on their commitments. He indicated if the developer did not perform on this historic structure, he could loose his residential development allocations. Council was willing to wait until the next meeting before taking any action on this matter in the hopes the developer would respond quickly to the concerns.

Council recessed at 4:30 P.M. to a Redevelopment Agency meeting and reconvened at 4:58 P.M. to a closed session for the purpose of discussing pending litigation. In accordance with State law, the City Attorney prepared a confidential memo to Council providing justification for the closed session. Council reconvened at 7:00 P.M.

PRESENTATION

CPR Award

Community Services Director Rodriguez explained that once a year the California Parks and Recreation Society present a Layman's Award to honor outstanding volunteer work. This year the award was presented to a husband and wife team who have been most intrumental in many City projects. Mayor Pro Tem Wormser presented the plaque with congratulations to Ken and Carole King.

REPORT

Tri-City Aggregate

Councilmember Cunningham briefly reported about the meetings of the citizens' committees from Redlands and Highland. He also reported they will be meeting with the Highland folks to receive information about another application in the wash for a similar use. Councilmember DeMirjyn remarked he was impressed with the actions of the citizens' committees and commended them for looking at the cumulative effect.

PUBLIC HERING

Ordinance No. 2065

Parking Requirements

Public hearing was advertised for this time and place for Ordinance No. 2065, Zoning Ordinance Text Amendment No. 196 which clarifies parking requirements for medical and dental offices and amends a variety of other parking standards to emphasize that when two methods of calculation are used, the one requiring the more spaces shall prevail. Mayor Pro Tem Wormser declared the meeting open as a public hearing for any questions or comments concerning this ordinance. None being forthcoming, the public hearing was closed. Council directed staff to notify the doctors and dentists of this proposed amendment prior to the scheduled second reading of this ordinance, and requested staff to provide further information about parking requirements for heath care, convalescent, and congregate care facilities. Councilmember Cunningham moved to adopt the Negative Declaration for Zoning Ordinance Text Amendment No. 196 and directed staff to file and post a Notice of Determination in accordance with City guidelines. Motion seconded by Councilmember DeMirjyn and carried by AYE votes of all present. Ordinance No. 2065, an ordinance amending the Redlands Municipal Code by Adopting Amendment No. 196 thereto, Redlands Planning Commission Resolution No. 738, was read by title only by City Clerk Poyzer, and on motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, further reading of the ordinance text was waived. Ordinance No. 2065 was introduced by AYE votes of all present and laid over under the rules with second reading scheduled for February 21, 1989, on motion of Councilmember Cunningham, seconded by Councilmember DeMirjyn.

PUBLIC COMMENTS

Michael Atencio requested Council to reconsider the policy that projects need to be graded before they are eligible for building permits. This request was referred to staff for study and a report for the March 7, 1989, Council meeting.

BIDS

Contract Award Pumping Station Bids were opened and publicly declared on January 25, 1989, by the City Clerk for the Corridor Wastewater Pumping Station and Forcemain Contract, Project No. 2-8980; a bid opening report is on file in the Office of the City Clerk. At this time, it is the recommendation of the Municipal Utilities Department that the responsible bidder submitting the bid for said project which will result in the lowest cost to the City is Weardco Construction in the amount of \$1,622,906.00 and it is in the best interest of the City that this contract be awarded to said firm. On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, this recommendation was approved by AYE votes of all present.

Contract Award Palmetto Influent Sewer Bids were opened and publicly declared on January 25, 1989, by the City Clerk for construction of the Palmetto Influent Sewer, Phase II; a bid opening report is on file in the Office of the City Clerk. At this time, it is the recommendation of the Municipal Utilities Department that the responsible bidder submitting the bid for said project which will result in the lowest cost to the City is Kenko, Inc. DBA McGrand and Associates in the amount of \$363,790.00 and it is in the best interest of the City that this contract be awarded to said firm. On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, this recommendation was approved by AYE votes of all present.

Council expressed appreciation for the review of these bid packages by the Public Works Commission.

Councilmember Johnson expressed concern that all agencies must be made responsible for septic tank pumped affluent from their district. Utilities Director Corneille reported the Santa Ana Discharge Association is looking at this situation and will communicate with the proper representatives.

UNFINISHED BUSINESS

Ordinance No. 2062 Recreation Commission Ordinance No. 2062, an ordinance of the City of Redlands amending the Redlands Municipal Code pertaining to the staff liaison to the Recreation Advisory Commission, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilmember Johnson, seconded by Councilmember DeMirjyn, further reading of the ordinance text was waived. Ordinance No. 2062 was adopted on motion of Councilmember Johnson, seconded by Councilmember DeMirjyn, by the following vote:
 AYES: Councilmembers DeMirjyn, Johnson, Cunningham;
 Mayor Pro Tem Wormser
 NOES: None
 ABSENT: Mayor Beswick

Ordinance No. 2063 Vehicle Impound Fee Ordinance No. 2063, an ordinance of the City of Redlands amending Section 3.16.040 of the Redlands Municipal Code relating to fee and service charges and the establishment of a vehicle impound fee, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilmember DeMirjyn, seconded by Councilmember Cunningham, further reading of the ordinance text was waived. Ordinance No. 2063 was adopted on motion of Councilmember DeMirjyn, seconded by Councilmember Cunningham, by the following vote:
 AYES: Councilmembers DeMirjyn, Johnson, Cunningham;
 Mayor Pro Tem Wormser
 NOES: None
 ABSENT: Mayor Beswick

Mayor Pro Tem Wormser did not participate in the action taken on the following two matters pertaining to the Business Improvement District due to a possible conflict of interest.

Ordinance No. 2064 B.I.D. Ordinance No. 2064, an ordinance of the City of Redlands amending Chapter 18.216 of the Redlands Municipal Code relating to Parking and Business Improvement Areas, was given its second reading of the title by City Clerk Poyzer, and on motion of Councilmember Johnson, seconded by Councilmember DeMirjyn, further reading of the ordinance text was waived. Ordinance No. 2064 was adopted on motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, by the following vote:
 AYES: Councilmembers DeMirjyn, Johnson, Cunningham
 NOES: None
 ABSTAIN: Mayor Pro Tem Wormser
 ABSENT: Mayor Beswick

Ordinance No. 2045 Business Licenses Ordinance No. 2045, an ordinance of the City of Redlands amending Chapter 5.04 of the Redlands Municipal Code relating to business licenses, was read by title only by City Clerk Poyzer, and on motion of Councilmember Cunningham, seconded by Councilmember DeMirjyn, further reading of the ordinance text was waived. Ordinance No. 2045 was introduced and laid over under the rules with second reading scheduled for February 21, 1989, on motion of Councilmember Cunningham, seconded by Councilmember Johnson, with Mrs. Wormser abstaining from the vote.

NEW BUSINESS

Ordinance No. 2066	Ordinance No. 2066, an ordinance of the City of Redlands adding Chapter 2.64 to the Redlands Municipal Code relating to the establishment of a Parking Advisory Board, was read by title only by City Clerk Poyzer, and on motion of Councilmember Johnson, seconded by Councilmember DeMirjyn, further reading of the ordinance text was waived. Ordinance No. 2066 was introduced by AYE votes of all present and laid over under the rules with second reading scheduled for February 21, 1989, on motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, with Councilmember Cunningham voting NO.
Parking Advisory Board	Councilmember DeMirjyn requested the formation of a citizens' waste-to-energy advisory committee be scheduled on a future agenda. City Manager Holmes announced that the City will proceed to go to bid on the parking lot on Redlands Boulevard to see what the actual cost would be. This will be done in response to requests from the business community that has offered to perhaps assist in a fund raiser once the actual cost is known.
Claim	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, the late claim of Douglas Berg in an unknown amount 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 Johnson, the late claim of Harriet Shockey in an unknown amount 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 Johnson, the claim of Jay Bulkey, et al, in an unknown amount was found not to be a proper charge against the City and therefore was rejected by AYE votes of all present.
Resolution No. 4469	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Resolution No. 4469, a resolution of the City Council of the City of Redlands rescinding Resolution No. 3100 and delegating authority to make determinations relating to the retirement of City of Redlands' employees under the Public Employees' Retirement Law, was approved by AYE votes of all present.
Disability Retirement	
Mancha Contract	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council approved by AYE votes of all present waiver of the inadvertent clerical error in listing subcontractors by Mancha Corporation in their bid proposal contract for construction of the San Bernardino and Lugonia Avenues Trunk Sewers, Project No. 4-7430, and the addition of Precision Road Boring of Chino and Fontana Paving of Fontana as subcontractors.
Palmetto Sewer	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council approved by AYE votes of all present the Carollo Task Order No. 11 for the construction and inspection services for the Palmetto Influent Sewer.
Stone Contract	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council approved by AYE votes of all present Stone Construction's addition of a paving contractor, Fontana Paving, not listed in the original bid for the construction of the Center Trunk Sewer, Phase I, Project No. 4-8929.
Resolution No. 4471	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Resolution No. 4471, a resolution of the City Council of the City of Redlands determining the amount of property tax revenues to be exchanged between and among the County of San Bernardino and the City of Redlands resulting from the jurisdictional change described by LAFCO No. 2522, Annexation No. 69, was approved by AYE votes of all present.
Tax Exchange	
Resolution No. 4472	On motion of Councilmember Demirjyn, seconded by Councilmember Johnson, Resolution No. 4472, a resolution of the City Council of the City of Redlands determining the amount of property tax revenues to be exchanged between and among the County of San Bernardino and the City of Redlands resulting from the jurisdictional change described by LAFCO No. 2512, Annexation No. 71 (Dill), was approved by AYE votes of all present.
Tax Exchange	
Zanja Creek	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council authorized by AYE votes of all present the Community Services Department to apply for the Urban Stream Restoration Grant for the Zanja Creek Restoration Project which will alleviate flooding to adjacent properties and would include removal of debris and silt from the creek bed and bank stabilization along various critical areas from Lincoln Street westerly through Sylvan Park.

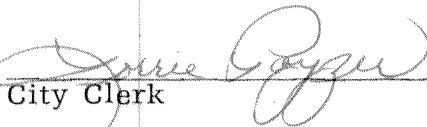
Resolution No. 4474	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Resolution No. 4474, a resolution certifying the City's authorized representative for execution of a loan contract for well-head treatment facilities with the State
Well-Head Treatment	Water Resources Control Board, was adopted by AYE votes of all present. This resolution authorized the Utilities Director to apply for the loan for funding a well-head treatment facility; to certify compliance with applicable Stgate and Federal statutory and regulatory loan requirements; and to execute the loan agreement and any amendments after Council approval.
Easement	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council authorized by AYE votes of all present execution of an easement to Southern California Edison Company for underground electrical cables and transformer facilities at the Fifth Avenue Reservoir site.
Contract	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council approved by AYE votes of all present an engineering services agreement with James Montgomery Consulting Engineers for the design of a new chemical storage facility at the Hinckley Water Treatment Plant.
Funds Water Stock	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council approved by AYE votes of all present an additional appropriation of \$154,000.00 in the Water Source Acquisition Fund for purchase of water stock. Councilmember Cunningham asked for a review of the Water Source Acquisition Charge and consideration of returning to our former procedure which required the developer to purchase the water stock. Councilmembers concurred to consider this on a future agenda.
Boyle Contract Amendment	On motion of Councilmember DeMirjyn, seconded by Councilmember Johnson, Council approved by AYE votes of all present the Boyle Engineering Corporation Contract Amendment No. 2 for bidding and construction services for the Corridor Wastewater Pumping Station and Forcemain Construction Contract.

There being no further business, the meeting adjourned at 7:46 P.M.

Next regular meeting, February 21, 1989.

ATTEST:


Mayor Pro Tem, City of Redlands


City Clerk

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<u>MINUTES</u>	of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on <u>February 21, 1989</u> , at 3:00 P.M.
<u>PRESENT</u>	Carole Beswick, Mayor Barbara C. Wormser, Mayor Pro Tem Charles G. DeMirjyn, Councilmember Tim Johnson, Councilmember William E. Cunningham, Councilmember John E. Holmes, City Manager Dallas Holmes, City Attorney Lorrie Poyzer, City Clerk Sheryl Oring, Redlands Daily Facts Pamela Fitzsimmons, The Sun
<u>ABSENT</u>	None

The meeting was opened with an invocation by Councilmember Johnson followed by the pledge of allegiance.

Minutes of the regular meeting of February 7, 1989, were approved as submitted.

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