MINUTES of anadjourned regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on Monday, July 31, 1989, at 3:00 P.M.

PRESENT

Carole Beswick, Mayor
Barbara C. Wormser, Mayor Pro Tem
Charles G. DeMirjyn, Councilmember
William E. Cunningham, Councilmember
Swen Larson, Councilmember

John E. Holmes, City Manager
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
Carl Baker, Redlands Daily Facts
Pamela Fitzsimmons, The Sun

ABSENT

None

The meeting was opened with an invocation by Mayor Pro Tem Wormser followed by the pledge of allegiance.

Minutes of the regular meeting of July 18, 1989, were approved as submitted.

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

Town Center Corporation

Marjie Pettus reported the Town Center Board of Directors has recommended the following pertaining to the co-mingling of the Town Center Corporation with the City of Redlands Redevelopment Agency:

1. That the Town Center Corporation officially close all operating accounts and file closing reports effective July 31, 1989. In addition, the Corporation shall settle all debts payable and transfer any remaining operating funds to the City of Redlands. Debt is estimated at $24,100 and includes such financial obligations as: a Redlands Federal Share Loan, July Market Night expenses, advertising expenditures, lease commitments and payment to staff in lieu of accrued vacation and compensation of overtime hours worked.
2. That the Town Center staff become employees of the City of Redlands, effective August 14, 1989. It is further recommended that the Town Center office and staff relocate to the Redevelopment Agency offices (30 Cajon Street, Second Floor, Redlands), upon completion of the second floor remodeling. In addition, it shall be noted that the Town Center Corporation has a twenty-four (24) month lease commitment to Beamish & Moore Property Development, for office space located at 104 East State Street. Town Center shall attempt to sublet this space in an effort to reduce debt.
3. That the mission statement and purpose of Town Center be adopted by the Redevelopment Agency.
4. That the Town Center Board of Directors be reconstituted as the Town Center Advisory Commission; and that the City Attorney be authorized and directed to submit to the City Council for approval, an ordinance to give effect to this recommendation. It is further recommended that the Town Center Advisory Commission be comprised of seven (7) members, with the existing Town Center Board of Directors members serving the balance of their terms in this newly-formed commission.

5. That the Town Center Advisory Commission, in conjunction with staff, and for consideration of the Agency, prepare a work plan for the 1989-90 fiscal year.

The Town Center Corporation's proposed activities to be performed under the 1989-90 work plan include the following:

1. To coordinate a "Marketing Opportunity Analysis" for the Central Business District, which would include: consumer/business surveys, identification of appropriate tenants to fill downtown vacancies, and the development of a strategic plan for business recruitment in the City of Redlands.
2. With the assistance of Data Processing, to develop a data base which would allow staff to compile and maintain an updated inventory of retail and commercial space within the Redevelopment boundaries.
3. To examine the feasibility of establishing a "leasing advisory service" for the dissemination of information, whereby aid is provided to developers, agents and potential tenants.
4. To develop an economic development package with the interchangeable inserts, to be used for business recruitment, leasing information, tourism, and generic marketing of the City of Redlands.
5. To recruit retail, commercial and industrial business to the City of Redlands in accordance with the findings of the Marketing Opportunity Analysis, Master Action Plan, and other guidelines as determined by the Redevelopment Agency Board.
6. To put forth a concerted effort to expand and strengthen Market Night as a revenue producing activity. This may be accomplished through trade and regional advertising programs, promotional merchandising techniques and product sales, and possibly management of the farmer sector.
7. To continue to provide staff support (on a contractual fee for service basis) to the Business Improvement District for administrative and promotional activities.
8. To provide direction and assistance to areas within the Redevelopment boundaries for possible establishment of additional business and parking districts.

Councilmember Larson moved to approve these recommendations and work plan as presented. Motion seconded by Councilmember Wormser and carried with Councilmember DeMirjyn voting NO.

PLANNING AND COMMUNITY DEVELOPMENT

Annexation Alternatives

On June 20, 1989, the City Council directed staff to process annexation of the area between Redlands and the proposed Yucaipa incorporation boundary. Staff's review of the potential annexation boundaries with the LAFCO staff produced several alternative annexation areas which include variations covering all lands south of I-10 from the proposed Yucaipa boundary on the east to the Sphere of Influence line between Redlands and Loma Linda on the west. In keeping with the new philosophy of the County General Plan, LAFCO staff encourages annexation of County land which is located between incorporated cities. Several alternatives were presented for Council's review and direction. Concern was expressed by Theresa Petite, 12706 Highview Lane, that the City concentrate their efforts to annex the territory as requested in a recent petition which was represented as Alternative 1-A. Noting the cost of an annexation application and the majority of the population was in the southwestern area, Councilmember Cunningham moved to direct staff to process an annexation of the area represented in Alternative No. 3 which includes all territory south of the I-10 to the Riverside/San Bernardino County Line and east to the Sphere of Influence line between Redlands and Loma Linda on the west. Motion seconded by Councilmember Larson and carried unanimously.

Appeal - Music Plus Signage

Planning Commission Sign Review No. 70 was considered by the Planning Commission at their July 22, 1989, meeting, and on a three-to-three vote the project was denied. The opposition focused on the sign facing Palm Avenue. As a compromise, the Planning Commission approved by AYE votes of all present the two other proposed signs (one over the northerly oriented store entrance and the other along Redlands Boulevard). The Planning Commission opposition to the 21.2 square foot sign focused on the orientation of the sign towards existing single family residences and the proximity of the structure to the residences. An appeal to this decision was filed in a proper manner and the four residences on Palm Avenue between Redlands Boulevard and La Paloma Street were notified of this hearing.

On behalf of the Planning Commission, Chairman Ray Alexander explained the Commission's action. Mark Wesley and Alastair Cumming, Music Plus, addressed Council and indicated their willingness to install a timer on the light and to scale the sign down in size. Don Kleckner, a resident directly across Palm Avenue, stated he did not object to a sign on the Palm Avenue side of the building but was concerned about the size and light at night. He also expressed his appreciation to Council and City staff for their concerns about the entire Citrus Village project.

Councilmember Larson moved to approve a sign on the Palm Avenue frontage of the building located on the northwest corner of Redlands Boulevard and Palm Avenue with the use of 18-inch letters with a dimmer and timer to turn off the illumination between the hours of 10:00 P.M. and 6:00 A.M. Motion seconded by Councilmember Wormser and carried with Councilmember Cunningham voting NO.

General Plan Committee Appointment

Due to a resignation of Ken Jeske, a new appointment is needed to represent the southwest area of the City on the General Plan Committee. Councilmember DeMirjyn moved to appoint Frank Krueger to the General Plan Committee in the membership category "At-Large-Southwest Area." Motion seconded by Councilmember Larson and carried unanimously.

Hillside Development District - Interpretation

The interpretation of the intended method of determining allowable density in each of the three slope categories defined for the Hillside Development District was continued to this meeting for more study and clarification. One of the issues discussed was that of "equity" between density calculations for hillside parcels versus flat parcels. Staff examined a recent subdivision north of San Bernardino Avenue for comparison and presented the information in their staff report.

Pat Meyer again urged Council to adopt Alternate A as he felt it was the most equitable when there was a single ownership involved. On behalf of the Board of Directors of The Redlands Association, Shirley Moore recommended adoption of Alternate 1. Maureen Slaney also recommended adoption of Alternate 1. Michael Yeoman presented comparisons for a 12-acre parcel. Following discussion, Councilmember Larson moved to adopt Alternate A, calculation by combination of parcels of record. Motion seconded by Councilmember Wormser and carried with Councilmembers DeMirjyn and Cunningham voting NO. Councilmember Wormser moved to adopt Alternate 1, which was staff's recommendation and did not include fractional units. Motion seconded by Councilmember Cunningham and carried with Councilmember Larson voting NO.

Minor Subdivision No. 177 - Community National Corporation - Final Approval

All requirements as contained in Planning Commission minutes dated November 22, 1988, having been complied with, it is the recommendation of the Planning Division that final approval be granted for Minor Subdivision No. 177, the subdivision of 31.3 acres of land located on the southwest corner of Lugonia and Bryn Mawr Avenues into six parcels ranging in size from 3.2 acres to 6.6 acres. On motion of Councilmember Larson, seconded by Councilmember Wormser, this recommendation was approved with Councilmember Cunningham voting NO.

Minor Subdivision No. 181 - Redlands Partners - Final Approval

In accordance with Government Code Section 54954.2(b)(2), Councilmember Wormser moved to take action on a matter which arose subsequent to the agenda being posted as specified in the Government Code. Motion seconded by Councilmember Cunningham and carried unanimously. All requirements as contained in Planning Commission minutes dated January 10, 1989, having been complied with, it is the recommendation of the Planning Division that final approval be granted for Minor Subdivision No. 181, Orange Tree Plaza located on the southwest corner of Orange and Pearl Streets. On motion of Councilmember Wormser, seconded by Councilmember Larson, this recommendation was unanimously approved.

COMMUNICATIONS

Nature Park

Community Services Director Rodriguez and Trail Conservatory representative Earl Giddings presented information about the Crafton Hills Regional Open Space Nature Park concept. The plan would use City- and County-owned land to create an open space corridor for natural habitat and watershed protection and linkage for equestrian and hiking trails between the Santa Ana River Trail and Yucaipa Regional Park. The Parks Commission recently voted unanimously to recommend designation of the City-owned land in the Crafton Hills from the Tate Water Treatment Plant on Highway 38 southward as open space. Councilmember Larson moved to support this plan in concept and directed staff to work with the other agencies involved. Motion seconded by Councilmember Wormser and carried unanimously.

Council recessed at 4:43 P.M. to a Redevelopment Agency meeting and reconvened at 4:44 P.M. to a closed session for the purpose of discussing personnel matters, property acquisition, 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.

PRESENTATIONS

Sister City Delegation — Mayor Pro Tem Wormser introduced Redlands' students who will be visiting our sister city, Hino, Japan, this summer. Identification badges with City Seal pins were presented to the students and the adults who will be accompanying them.

Certificates of Commendation — Certificates of Commendation were presented by Mayor Beswick to recognize the efforts of many people during the disastrous fire at the Fernwood Condominiums on July 6, 1989. Lillian Mcintyre a resident of Fernwood, was commended for her heroic efforts which undoubtedly saved lives when the fire first started. Capt. Tollar, Salvation Army Corps, and Roxie Sims from the Redlands Service Center of the American Red Cross were recognized for their assistance to the victims. Appreciation was expressed to Lucky's Food Center for providing food and drinks in their Coffee Shop for the victims and firefighters. Certificates were also presented to Fire Chief Mills and his firefighters/paramedics, Police Chief Brickley and members of the Police Department, and Terry DeLaRosa on behalf of the Recreation Department, Pete Laaninen for the Streets Services Department, and Mike Huffstutler for the Water Division. Mayor Beswick expressed the City Council's gratitude for the level of service provided by the employees of the City.

Arbor Drive Drainage Plan — On behalf of the residents of Eucalyptus and Via Vista Drives, Stephen Petty presented their concerns about the proposed Arbor Drive Drainage Plan. He told Council that they have suffered for many years recurrent property damage and financial loss due to flooding and erosion occurring between Via Vista and Eucalyptus and from Arbor on the east to Ford on the west. He noted the City master plan currently calls for eventual completion of a 52 inch storm drain from Arbor to Ford Street, but with the additional current "upstream" development under way and more planned, the situation will worsen. He concluded his presentation urging the City to take prompt and comprehensive corrective action and pledged the residents' full support and cooperation. Other citizens expressing their concerns were: Tim Phelps, Dr. L. S. Olsen, and Ray Undervalt. Councilmember Larson reported he and City Engineers Ron Mutter and Steve Stiles had met recently with the neighbors and stated this was a serious problem that needed to be addressed. Council directed that this be referred to the Public Works Commission for immediate review for their recommendations to the City Council. Mayor Beswick thanked the residents for their very complete packet of information presented at this meeting and requested this information be provided to the Public Works Commission.

United Way — On behalf of Redlands Area United Way, Sandy Bellefeuille requested Council to approve a "loan executive" for the fall crusade. City Manager Holmes indicated it cost the City $5,000-$6,000 from the General Fund to pay the salary of an intern to work with the United Way campaign last year. He suggested charging the expense to the Water Fund this year. Council agreed to refer this to Mr. Holmes for study and recommendation.

BIDS

Contract Award — Airport Project — Bids were opened and publicly declared on June 30, 1989, by the City Clerk for the construction of apron, taxiway, drainage, fencing, lighting, and fire hydrants at the Redlands Municipal Airport; 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 Larry Jacinto Construction, Inc. in the amount of $972,237.68 and it is in the best interest of the City that this contract be awarded to said firm. On motion of Councilmember Larson, seconded by Councilmember Wormser, this recommendation was unanimously approved.

Contract Award — Pennsylvania Avenue — Bids were opened and publicly declared on July 20, 1989, by the City Clerk for the construction of Pennsylvania Avenue improvements 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 Bob Britton, Inc. in the amount of $38,414.54 and it is in the best interest of the City that this contract be awarded to said firm. On motion of Councilmember Larson, seconded by Councilmember Wormser, this recommendation was unanimously approved.

PUBLIC HEARINGS

Resolution No. 4551 — Historic District — Public hearing was advertised for this time and place to consider Resolution No. 4551, a resolution of the City Council of the City of Redlands designating Historic and Scenic District No. 5 on South Buena Vista Street. Mayor Beswick declared the meeting open as a public hearing. Speaking in favor of this designation were: Tom Atchley, Janet Anderson, Robert Hardy, James Murphy, Louis Oder, Carol Murphy, Yolanda Thurman, and Bob Hernandez. Opposed were: Lynn Bay, Craig Swanson, Sheryl Swanson, Graff Moore, John Bay, Gary and Laura Bierma, Jim Laughlin, and

Ordinance No. 2086

East Valley Corridor Specific Plan

Public hearing was advertised for this time and place to consider Ordinance No. 2086, an ordinance of the City of Redlands amending the Redlands amending the Redlands General Plan by adoption of the East Valley Corridor Specific Plan to implement specific land use regulations in the East Valley Corridor Area of the City of Redlands. Mayor Beswick declared the meeting open as a public hearing. Speaking in favor of this ordinance was Bryant MacDonald on behalf of the Lugonia Association. Opposed were The Redlands Association members Alan Pierpoint, Sally Beck, John Flippin, Bob Beck, and Tex Moore. On behalf of the Orange Park Homeowners' Association, Robert Dilger also spoke in opposition. The public hearing was declared closed. Each member of the City Council expressed his opinion of this specific plan. Councilmember Wormser moved that the Environmental Impact Report prepared for the East Valley Corridor Specific Plan adequately addresses the environmental effects of the project; identifies significant adverse environmental impacts on transportation, land use, solid waste, air quality, noise, and energy; and a Statement of Overriding Consideration has been adopted by the County Board of Supervisors, the lead agency for this project. Motion seconded by Councilmember Larson and carried with Councilmembers DeMirjyn and Cunningham voting NO. Ordinance No. 2086 was read by title only by City Clerk Poyzer, and on motion of Councilmember Wormser, seconded by Councilmember Larson, further reading of the ordinance text was unanimously waived. Ordinance No. 2086 was introduced and laid over under the rules with second reading scheduled for September 5, 1989, on motion of Councilmember Wormser, seconded by Councilmember Larson, with Councilmembers DeMirjyn and Cunningham voting NO.

Appeal

Public hearing was advertised for this time and place to consider an appeal to the Planning Commission decision to deny the variance requests to allow one parking space rather than the four required by Code and reduced access to parking and Conditional Use Permit No. 525 to allow the conversion of a residence to an office for property located at 454 Cajon Street. Community Development Director Shaw explained the applications and reasons the Planning Commission denied the requests. He also passed on Chairman Ray Alexander's thoughts that this was too big a project for the parcel and that if there was any new information received at this meeting, it should be referred to the Planning Commission. Mayor Beswick declared the meeting open as a public hearing.

On behalf of the applicant, Michael Atencio shared letters of support from the immediate neighbors and indicated the applicant was willing to live on the second floor to alleviate concerns that have been expressed. Mr. Shaw responded to this noting that the application was changing and that this would require it to be reviewed by the Planning Commission. The applicant, Melodie Scott, and her husband, Brad Scott, urged Council to approve these requests. Also speaking in support were: Mickey Lawson, Steve Stockton, Macie Percival, Brian Hartnell, Hank Mercado, Linden Tomlinson, and Diane Lightfoot. Neighbors opposed were: Terry and Gary Heroneme, Dee Baer, David Baer, Glenrae Jenks, and Harriet Johnson.

At the close of the public hearing, Councilmember Cunningham moved to remand this matter back to the Planning Commission to see if both sides could work out a solution perhaps by use of a Home Occupation Permit. Motion seconded by Councilmember Wormser and carried with Councilmember DeMirjyn voting NO.

Annexation No. 69

Public hearing was advertised for this time and place to consider Annexation No. 69, LAFCO No. 2522, an annexation of approximately three square miles generally located north of the existing City boundaries, south of the City of Highland boundary, east of Route 30, and west of the natural extension of Wabash Avenue. City Attorney McHugh explained that C. L. Pharris Sand and Gravel, Inc. is a mining company which claims it is the landowner owning 50 percent or more of the assessed value of the property proposed to be annexed. Previously, Pharris told the City that unless Pharris and the City could come to an understanding regarding the extent of its mining and aggregates processing operations in the river wash area, it would protest the annexation. Over the past several months, the City Attorney has been negotiating with Pharris' representatives on a preannexation agreement. In a letter dated July 27, 1989, Pharris agreed that the requirement for an environmental impact report would not be an empediment to its continued negotiations with the City of Redlands, and Pharris further agreed to pay all reasonable costs incurred by the City in the preparation of that report. Based upon the status of the City's negotiations with C. L. Pharris, Mr. McHugh recommended that the City Council consider continuing this public hearing on Annexation No. 69 to the September 19, 1989, meeting. On motion of Councilmember Wormser, seconded by Councilmember Larson, this recommendation was unanimously approved.

NEW BUSINESS

Resolution No. 4555

Sales Tax Initiative

Resolution No. 4555, a resolution of the City Council of the City of Redlands approving the expenditure plan for the proposed San Bernardino County Transportation Improvement Program and urging that the proposed half-cent sales tax initiative be placed on the November 1989 ballot, was explained in detail by Wes McDaniel, SANBAG Director. Bob Beck addressed Council stating his opposition to this matter. Councilmember Wormser moved to approve Resolution No. 4555. Motion seconded by Councilmember Larson and carried with Councilmembers DeMirjyn and Cunningham voting NO.

Employees Agreement

City Manager John Holmes presented the Memorandum of Understanding that was negotiated with the General Employees Association of Redlands (GEAR) for fiscal year 1989-90 which provided for salary adjustments from 2.5 percent to 7.5 percent for 16 classifications of employees effective January 1, 1990; a 4.1 percent across the board salary increase for all general employees effective October 30, 1989; full medical coverage at City expense under any medical insurance plan offered through the PERS Basic Health Plan; one additional holiday; and several technical adjustments and changes in language. Charita Quintana presented a letter of dissatisfaction with this contract that will be directed to the general manager of the San Bernardino Public Employees Association. Ms. Quintana informed Council that she had obtained 31 signatures in one day and asked that this contract be tabled until the next Council meeting. City Manager Holmes explained the negotiating process with the representatives of the Association. It was noted that if employees were not satisfied with their negotiating team, they should address the problem at that level. Councilmember DeMirjyn moved to ratify the Memorandum of Understanding with GEAR covering wages and benefits for fiscal year 1989-90, and directed the City Manager to keep in mind that if the Police and Fire employees received more, that this contract should be re-examined. Motion seconded by Councilmember Larson and carried unanimously.

Claim

On motion of Councilmember Larson, seconded by Councilmember Wormser, the claim of Eunice E. Stockdale in an unknown amount was found not to be a proper charge against the City and therefore was unanimously rejected.

Claim

On motion of Councilmember Larson, seconded by Councilmember Wormser, the claim of Harry Dahlberg in an unknown amount was found not to be a proper charge against the City and therefore was unanimously rejected.

Claim

On motion of Councilmember Larson, seconded by Councilmember Wormser, the claim of Reynaldo O. Navarro in the amount of $386.93 was found not to be a proper charge against the City and therefore was unanimously rejected.

Resolution No. 4554

Grant Funds

On motion of Councilmember Larson, seconded by Councilmember Wormser, Resolution No. 4554, a resolution of the City Council of the City of Redlands approving the application for grant funds for the Urban Forestry Grant Program under the California Wildlife, Coastal, and Park Land Conservation Bond Act of 1988 for the neighborhood street tree program, was unanimously adopted.

Airport Funds

On motion of Councilmember Larson, seconded by Councilmember Wormser, Council unanimously accepted the Federal Aviation Administration Grant offer in the amount of $450,000.00 for improvements at the Redlands Municipal Airport.

Funds

Recreation Division

On motion of Councilmember Larson, seconded by Councilmember Wormser, the following additional appropriations were unanimously approved for the Community Services Department, Recreation Division: $480.00 to print youth softball sponsors' names on team t-shirts; $500.00 to provide a scheduled "Rent-A-Picnic;" $2,343.00 to provide a Men's 30 and Over Baseball League; and $151.33 to provide van transportation services on behalf of the Redlands Rotary Club for Redlands area youth who are traveling to London, England, under the Rotary Youth Exchange Program.

Resolution No. 4557

Housing Assistance

On motion of Councilmember Wormser, seconded by Councilmember Larson, Resolution No. 4557, a resolution of the City Council of the City of Redlands indicating its intention to provide for the issuance of obligations to provide assistance in financing a multifamily rental housing project (Stone Creek Park Apartments Project, a 68-unit apartment project at the southwest corner of Orange Avenue and Kansas Street), was unanimously approved with the understanding that the final documents would indicate the low income rental units would also be a 30-year obligation as well as the bond financing.

Funds

Property Acquisition

Councilmember Cunningham moved to approve an appropriation of Measure O Funds for the acquisition of a 3.49 acre parcel (Assessor's Parcel No. 291-167-06) located at Orange Street and the proposed Centennial Park in the amount of $50,000.00 and approximately $2,000.00 in escrow fees with the understanding that the well on the property will come under the authority of the Municipal Utilities Department and that a refund to the Measure O Funds will be made. Motion seconded by Councilmember Wormser and carried unanimously.

Easements

On motion of Councilmember Larson, seconded by Councilmember Wormser, Council unanimously authorized execution of three quitclaim deeds for one sewer and two storm drain easement rights to the Redlands Senior Housing, Inc.

CLOSED SESSION REPORT

Salary

Keeping with the Council's overall wage settlement guidelines, Mayor Beswick moved to authorize pay and benefit packages for the City Manager, City Clerk, and City Treasurer as follows: a 4.6 percent increase in wages effective October 30, 1989; full medical coverage at City expense under any medical insurance plan offered through the PERS

Basic Health Plan; one additional holiday as outlined in the General Employees' Memorandum of Understanding; and continuation of existing benefits. Motion seconded by Councilmember Wormser. As he was leaving the Chambers, Councilmember Cunningham felt this matter should be discussed at an earlier hour when the public was still in attendance. Councilmember DeMirjyn moved to table this matter. Motion seconded by Councilmember Cunningham and failed with Councilmembers Beswick, Wormser, and Larson voting NO. The motion fo approve the pay and benefits package was then approved with Councilmembers DeMirjyn and Cunningham voting NO.

Carlotta Court

Councilmember DeMirjyn asked that staff look into abatement of several nuisances on Carlotta Court and schedule a report with recommendations if necessary on the next available agenda.

There being no further business, the meeting was adjourned at 11:30 P.M.

The regular meetings of August 1 and August 15, 1989, will not be held. The next regular meeting to be held will occur on Tuesday, September 5, 1989.

Carole Beswick
Mayor of the City of Redlands

ATTEST:

Lorrie Poyzer
City Clerk

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