

MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on May 19, 1992, at 3:00 P.M.

PRESENT

Charles G. DeMirjyn, Mayor
Swen Larson, Mayor Pro Tem
William E. Cunningham, Councilmember
Dee Ann Milson, Councilmember
(Evening Session Only)
Jim Foster, Councilmember

James D. Wheaton, City Manager
Ronald C. Mutter, Assistant City Manager
Daniel J., McHugh, City Attorney
Beatrice Sanchez, Deputy City Clerk
Steven Church, Redlands Daily Facts
Pamela Fitzsimmons, The Sun

ABSENT None

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

Impasse Hearing - City Manager Wheaton explained the City Council's decision to contract for street sweeping service created the need for meeting and conferring with the employee representative, the San Bernardino Public Employees Association (SBPEA), regarding the impact on four Motor Sweeper Operators. Two meetings were held and agreement could not be reached; therefore, an impasse hearing was scheduled for this time and place. Mr. Jim Meith (SBPEA) representing the affected employees advised Council that as a result of transferring the four affected employees to other positions, salary decreases were also a result of these employees who together represented 75 years of service to the City of Redlands. He appealed to Council to approve a "Y-rate" which lessens the impact. In response to Councilmember Foster, Mr. Meith explained that if there was a 15% salary difference, the employee would be allowed to transfer at 5% above the position salary, thus realize only a 10% wage loss. All Councilmembers concurred to recognize the longevity and loyalty of these employees and on motion of Councilmember Larson Council approved to accept the last position of the SBPEA. Motion seconded by Councilmembers Foster and carried by AYE votes of all present.

Minutes of the regular meeting of May 5, 1992, were approved as submitted.

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

PLANNING AND COMMUNITY DEVELOPMENT

Planning Commission Actions - May 12, 1992

On motion of Councilmember Larson, seconded by Councilmember Foster, the report of the last Planning Commissions meeting was unanimously acknowledged as received.

Historic and Scenic Preservation District No. 8 - Smiley Park Neighborhood and Heritage Specific Plan - At its meeting on February 18, 1992, the City Council continued consideration to designate the Smiley Park Neighborhood as Historic and Scenic District No. 8 to this meeting. The Council determined it was important to ensure that the proposed District did not conflict with the Heritage Specific Plan being prepared for the area. At this time, staff estimates another 90 days will be necessary before a final draft of the Specific Plan could be completed and recommended this item be continued to the meeting of August 18, 1992. Due to a possible conflict of interest, Councilmember Cunningham excused himself from participating in this item. Planning Director Jeff Shaw responded to Councilmember Foster's inquiry about the plan's affect on City property within the District by stating that this question had not been raised but when the item returns he can address the ramifications the District and Specific Plan will have on City property. Councilmember Foster then moved to continue Resolution No. 4836, designation of Historic and Scenic District No. 8, Smiley Park Neighborhood, to August 18, 1992. Motion seconded by Councilmember Larson and motion carried with Councilmembers Cunningham ABSTAINING.

Planning Commission Determination No. 56 - Matich Corporation - On April 14, 1992, the Planning Commission voted unanimously to approve Planning Commission Determination No. 56, a determination that the harvesting of spring water by truck to an offsite bottler is similar to uses permitted in Section 18.20.030.C of the Redlands Municipal Code (Permitted Uses) of the A-1 Zone, for property located at 12261 Wabash Avenue, with the provision that said use is reviewed and conditioned through a conditional use permit and is not expanded beyond the definition of harvest. Councilmember Cunningham agreed that this was a move in the right direction but it should be more clear that "harvesting" does not include "local use." On motion of Councilmember Cunningham, seconded by Councilmember Larson, and carried by AYE votes of all present, Council approved Commission Determination No. 56 finding that water harvesting" should be allowed in the A-1 Zone subject to a conditional use permit in that said uses is similar to those uses listed as

permitted under Section 18.20.030(a) and 18.20.050 of the Redlands Municipal Code and that the use is in conformity with the intent and purpose of the A-1 Zone and not more obnoxious and detrimental to the public health, safety and welfare or other uses permitted in this zone.

Council recessed to 4:07 P.M. to a Redevelopment Agency meeting and reconvened at 4:08 P.M. to a closed session for the purpose of discussing personnel matters, disposition of City property and pending litigation. Council reconvened at 7:00 P.M.

PUBLIC HEARING

Ordinance No. 2185 - Downtown Specific Plan No. 45 - Public hearing was advertised for this time and place consider Ordinance No. 2185, an ordinance of the City Council of the City of Redlands adopting Specific Plan No. 45, known as the Downtown Redlands Specific Plan, for an area bounded by Pearl Street on the north, Church Street on the east, Redlands Boulevard Oriental Avenue on the south and Texas Street on the west. Councilmember Larson excused himself from participating because of a possible conflict of interest. Consultant Jerry Gass reviewed the Specific Plan document for Council. Councilmember Cunningham inquired about the reduction in front setbacks from 15' to 10' and was advised it will be consistent with what exists on Stuart Avenue now. Councilmember Foster was concerned with adopting a plan where goals are mandatory. Mayor DeMirjyn also expressed concern with placing such strict limitations prior to reviewing any proposals. Mayor DeMirjyn then declared the public hearing open for any concerns or comments about this ordinance. Mr. Art Gregory stated he too thought handing potential developers a plan requiring massive infrastructure improvements would discourage any improvements. Instead, each site should stand on its own and this plan should only serve as guidelines. Mr. V. Moore then inquired why the Specific Plan stopped on the south side of the freeway and did not include Colton Avenue; the whole area should be considered. Redevelopment Agency Director Norman McMenemy explained that a survey of property owners on the north side of the freeway revealed they had not interest of changing their C-4 Zoning so no further action was taken. Mr. Jim VerSteeg was assured that the setback requirements would be changed from 15' to 10'. There being no further comments, Mayor DeMirjyn declared the public hearing closed. In response to Council's inquiries, Public Works Director Ron Mutter acknowledged that most lines in the area are up to 100 years old designed for general domestic use. They cannot support continued development and the infrastructure must be upgraded. Councilmember Cunningham stated that on the whole the Specific Plan was a good document except for such items as the setback and landscaping requirements. Councilmember Foster then moved to continue Ordinance No. 2185, adopting Specific Plan No. 45 (Downtown

Redlands Specific Plan), for 90 days for wording changes. Motion seconded by Councilmember DeMirjyn and carried with Councilmember Larson ABSTAINING.

PUBLIC COMMENTS

On May 18, 1992, the Environmental Review Committee considered Conditional Use Permit No. 582, an apartment complex to be located at Wabash and Brockton Avenues, submitted by USA Properties. On June 9, 1992, this application will be heard next by the Planning Commission. The following individuals expressed opposition to the project: Geni Banda, V. C. Lymperopoulos, Kathy Schultz, Walter Reed, Karen Grip, Richard Reyes and Russ Richards. These property owners are concerned that the 152 subsidized apartments will impact traffic, crime, schools and are not in the character of the existing neighborhood.

UNFINISHED BUSINESS

Ordinance No. 2188 - Uniform Fire Code - Ordinance No. 2188, an ordinance of the City Council of the City of Redlands amending Chapter 15.20 of the Redlands Municipal Code by adopting the Uniform Fire Code, 1991 Edition, was given its second reading of the title by Deputy City Clerk Sanchez, and on motion of Councilmember Larson, seconded by Councilmember Milson, further reading of the ordinance text was unanimously waived. Ordinance No. 2188 was adopted on motion of Councilmember Larson, seconded by Councilmember Milson, by the following votes:

AYES: Councilmembers Larson, Cunningham, Milson, Foster;
Mayor DeMirjyn
NOES: None
ABSENT: None

Ordinance 2189 - Street Sweeping Fee - Ordinance No. 2189, an ordinance of the City of Redlands amending Chapter 5.96 of the Redlands Municipal Code to reduce the established street sweeping fee, was given its second reading of the title by Deputy City Clerk Sanchez, and on motion of Councilmember Milson, seconded by Councilmember Larson, further reading of the ordinance text was unanimously waived. Councilmember Cunningham stated he was in favor of the decrease but not the fee because in his opinion the fee was not appropriate under Proposition 13. Ordinance No. 2189 was adopted on motion of Councilmember Milson, seconded by Councilmember Larson, by the following vote:

AYES: Councilmembers Larson, Milson, Foster; Mayor DeMirjyn
NOES: Councilmembers Cunningham
ABSENT: None

Airport Agreement - Councilmember Foster moved to authorize the execution of an agreement to provide administrative and inspection services at the Redlands Municipal Airport with Skyways Flight Training for the sum of \$800.00 per month, plus 15 percent of the revenues received for tie down rentals at the City-owned tie down ramp as recommended by the Airport Advisory Board. Motion seconded by Councilmember Larson and carried unanimously.

NEW BUSINESS

The following matters were acted upon during the afternoon session:

On motion of Councilmember Larson, seconded by Councilmember Foster, the report of the Parking Advisory Board's meeting held on April 22, 1992, was unanimously acknowledged as received.

On motion of Councilmember Larson, seconded by Councilmember Foster, the report of the Traffic Commission's meeting held on April 23, 1992, was unanimously acknowledged as received.

Landscape and Street Lighting Districts - Resolutions Nos. 4872-4873, Landscape Maintenance District No. 1 - Preliminary approval of the Engineer's Report, intention to levy and collect assessments for fiscal year 1992-93 and set public hearing thereon, and Resolutions 4875-4876, Street Lighting District No. 1 - Preliminary approval of the Engineer's Report, intention to levy and collect assessments for fiscal year 1992-93 and set public hearing thereon, were scheduled for Council consideration at this time. Mr. Noel Christensen, CG Engineering, responded to Council's questions regarding how the different assessment figures were arrived at. Councilmember Cunningham inquired why vacant lots without any development were not exempt from the Districts. Mr. Christensen advised Council that if the intent is to exempt vacant lots, then all assessments would need to be recalculated and continue this matter to another meeting. With regards to street lights, even though lights are not placed directly in front of a parcel, benefit is received from lights throughout the City. Planning Director Jeff Shaw added that it is possible to include projects in the Assessment Districts at the time when building permits or certificates of occupancy are issued. On motion of Councilmember Larson, seconded by Councilmember Cunningham, Resolutions Nos. 4872-4873, Landscape Maintenance District No. 1, and Resolutions Nos. 4875-4876, Street Lighting District No. 1, were continued to June 2, 1992, and carried by AYE votes of all present.

Agreement - Landfill Compactor Purchase - Public Works Director Ron Mutter presented a report to Council regarding the lease/purchase of a used 1987 Caterpillar landfill compactor. Staff has concluded that the use

of a landfill compactor is a highly effective method to increase (approximately 25 percent) the in-place density efficiency for total daily volume. In addition, use of a compactor would bring the operation into greater compliance with recommended standard operating procedures by the Local Enforcement Agency by utilizing the landfill capacity efficiently. Councilmembers then questioned staff about various pieces of equipment in the field and the number of hours each is used. Mayor DeMirjyn suggested selling expensive equipment that is not frequently used. Public Works Director Mutter will provide Council with a break down of equipment usage. Councilmember Larson then moved to authorize a lease/purchase agreement with Johnson Machine to acquire a used 1987 Caterpillar Model 826-C Landfill Compactor, purchase price \$235,000, with a six-month warranty. Motion seconded by Councilmember Foster and carried with Councilmember DeMirjyn voting NO.

Contract Award - Redlands Day Nursery - Bid were opened and publicly declared on April 30, 1992, by the City Clerk for the installation of a new roof at Redlands Day Nursery's Brockton site with the use of Community Development Block Grant funds; a bid opening report is on file in the Office of the City Clerk. At this time, it is the recommendation of the Community Development Department that the responsible bidder submitting the bid for said project which will result in the lowest cost to the City is Lee Roofing Company, Redlands, in the amount of \$20,957.00 and it is in the best interest of the City that this contract be awarded to said firm and that \$11,665 be transferred from the City's contingency account to the Redlands Day Nursery to allow the project to proceed. On motion of Councilmember Larson, seconded by Councilmember Foster, these recommendations were unanimously approved by AYE votes of all present.

There being no further business, the meeting adjourned at 8:21 P.M. to an adjourned regular meeting to be held on Tuesday, May 26, 1992, at 6:00 P.M. in the City Hall Auditorium, 30 Cajon Street, Redlands, California.

ATTEST:

Deputy City Clerk

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