MINUTES of a regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, at 3:00 P.M. on January 7, 1997.

PRESENT

Swen Larson, Mayor
Pat Gilbreath, Mayor Pro Tem
William E. Cunningham, Councilmember
Gilberto Gil, Councilmember
(evening session only)
Geni A. S. Banda, Councilmember

Gary M. Luebbers, City Manager
Daniel J. McHugh, City Attorney
Lorrie Poyzer, City Clerk
Michael Reynolds, City Treasurer
Marjie Pettus, Administrative Services Director
Jeffrey L. Shaw, Community Development Director
Steven M. Chapman, Finance Director
Mel Enslow, Fire Chief
Gary G. Phelps, Municipal Utilities Director
Lewis W. Nelson, Police Chief
Ronald C. Mutter, Public Works Director

John Andrews, Redlands Daily Facts
Sulipsa Luque, San Bernardino County Sun
Jill Walker, San Bernardino County Sun

ABSENT None

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

CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the minutes of the special meeting of November 25, 1996, the adjourned regular meeting of November 26, 1996, and the regular meeting of December 3, 1996, were approved by AYE votes of all present as submitted.

Bills and Salaries - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, bills and salaries were ordered paid by AYE votes of all present.

Lease - Prospect Park Carriage House - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the City Council approved by AYE votes of all present a lease between the City of Redlands and Greg and Debbie Pry for rental of the Carriage House in Prospect Park. This lease agreement also defines certain duties of the tenant in-lieu of payment of rent.

Resolution No. 5332 - Results of Election - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the City Council adopted by AYE votes of all present Resolution No. 5332, a resolution of the City Council of the City of Redlands reciting the fact of the special municipal election held on Tuesday, November 5, 1996, declaring the following results and such other matters as provided by law:

		Yes	No
Measure C - Admissions Tax (failed)		10,483	10,889
Measure D - Assessment Districts (passed)		10,689	10,439
Registered Voters	38,026		
Turnout	24,531		
Percentage Turnout	64.5%		

Resolution No. 5340 - Speed Limits - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the City Council adopted by AYE votes of all present Resolution No. 5340, a resolution of the City Council of the City of Redlands establishing speed limits on San Mateo Street pursuant to Title 10 of the Redlands Municipal Code.

Resolution No. 5341 - Speed Limits - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the City Council adopted by AYE votes of all present Resolution No. 5340, a resolution of the City Council of the City of Redlands establishing speed limits on Texas Street pursuant to Title 10 of the Redlands Municipal Code.

Resolution No. 5342 - Traffic Regulations - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the City Council adopted by AYE votes of all present Resolution No. 5342, a resolution of the City Council of the City of Redlands establishing the following traffic regulations pursuant to Title 10 of the Redlands Municipal Code: designate two passenger loading zones, each 50 feet long, on the south side of San Bernardino Avenue at the fence openings at the Redlands Unified School District facility at 501 East Pennsylvania Avenue.

CDBG Curb and Gutter Project - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the City Council approved by AYE votes of all present a change order for the Community Development Block Grant curb and gutter contract in the amount of $12,433.00 and directed staff to proceed with the County ECD Office to use unallocated City CDBG funds for this work. This change order will provide for additional work on Delaware Avenue, east of Orange Street.

Contract - Xerox Corporation - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the City Council authorized by AYE votes of all present the award of a contract/purchase order with Xerox corporation to participate in their document management program and authorized the Mayor to sign the contract on behalf of the City.

Agreement - California Street Landfill - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the City Council authorized by AYE votes of all present an environmental services agreement with Tom Dodson & Associates for the California Street Landfill vertical expansion.

Contract Award - Boys and Girls Club - Bids were opened and publicly declared on December 19, 1996, by the City Clerk for interior renovation of the Boys and Girls Club room located in the Redlands Community Center; a bid opening report is on file in the Office of the City Clerk. It was the recommendation of the Administrative Services Department that the responsible bidder submitting the bid for said project which will result in the lowest cost to the City was Ernie Briones Construction, San Bernardino, in the amount of $16,436.00, and it would be in the best interest of the City that this contract be awarded to said firm. On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, this recommendation was approved and an allocation of $6,436.00 from the City's contingency account was authorized to allow the project to proceed by AYE votes of all present.

PLANNING AND COMMUNITY DEVELOPMENT

Planning Commission Actions - On motion of Councilmember Gilbreath, seconded by Councilmember Cunningham, the report of the Planning Commission meeting held on December 10, 1996, was acknowledged as received.

COMMUNICATIONS

Redlands Fashion Center - Mr. Tony Ness, Senior Vice President-Development, Taubman Centers, Inc. announced his company is firmly involved as developer of record for the Redlands Fashion Center. Taubman Centers Inc. is a real estate investment trust and managing general partner of The Taubman Realty Group Limited Partnership which owns, develops, acquires and operates regional and super-regional shopping centers nationally. Exclaiming he was very excited, Mr. James Barton reviewed the history of the property often referred to as the "Marigold Farms." Taubman will be the lead agency processing this application through the City of Redlands.

Appointments - Public Works Commission - Mayor Larson moved to nominate Keith Dagostino and Michael D. Myers to additional four-year terms on the Public Works Commission. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

Appointments - Traffic and Parking Commission - Mayor Larson moved to nominate Guy A.. Daniels, Jr. and Bettie Dickerson Siebuhr to additional four-year terms on the Traffic and Parking Commission.. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

Appointment - Planning Commission - Mayor Larson moved to nominate Bill Turnpaugh to an additional four-year term on the Planning Commission. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

Appointments - Library Board - Mayor Larson moved to James Dunn, Dorothy Ziilch and Martin Davis to additional four-year terms on the A. K. Smiley Public Library Board. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present. It was noted that Carol Moore has resigned from the Library Board and the vacancy will be advertised.

Appointment - Historic and Scenic Preservation Commission - Mayor Larson moved to nominate Janet Tearnen to fill Kathleen Gura's unexpired term on the Historic and Scenic Preservation Commission. Motion seconded by Councilmember Gilbreath and carried by AYE votes of all present.

State Utility Deregulation - Referring to the upcoming State utility deregulation, Councilmember Cunningham felt there were implications of broad opportunities for cities to examine and perhaps take advantage of the opportunity to essentially be our own vendors of power. He moved to authorize staff, on a continuing basis, to evaluate the opportunities for taking advantage of the deregulation and that if any of those opportunities mature to the point that staff think it would be meaningful to bring that information back to the City Council, that they do so. Motion seconded by Councilmember Banda and carried by AYE votes of all present.

JOINT MEETING - CITY COUNCIL AND REDEVELOPMENT AGENCY

Resolution No. 5343 - Frazee Senior Homeless Center - Administrative Services Director Pettus explained that the City Council allocated $12,000.00 of Community Development Block Grant funds to the Frazee Senior Homeless Shelter for renovation of their facility during the 1995-96 funding cycle. At this time, staff is recommending that Redevelopment Agency set-aside funds be utilized for the renovation project due to the limited amount of the CDBG funds. There are construction projects coming on-line that may require the use of the City's contingency reserve funds. CDBG funds require that Davis-Bacon rules and regulations be applied; set-side funds do not require HUD's prevailing wage standards. Another advantage to utilizing set-aside funds is that the Redevelopment Agency can count the facility as a low-income unit. Councilmember Cunningham moved to delete Community Development Block Grant Project No. 111-21125, Frazee Senior Homeless Shelter Renovation, in the amount of $12,000.00 and reprogram the funds to the City's contingency fund, and to adopt Resolution No. 5343, a resolution of the City Council of the City of Redlands authorizing the use of low- and moderate-income housing funds outside the Redlands Project Area. Motion seconded by Councilmember Banda and carried by AYE votes of all present. (Also see Redevelopment Agency minutes dated January 7, 1997.)

CLOSED SESSION

The City Council meeting recessed at 3:30 P.M. to continue the Redevelopment Agency meeting and reconvened at 3:31 P.M. to a closed session to hold a conference with its labor negotiator as follows:

City negotiator:	Gary Luebbers, City Manager
Employee organizations:	San Bernardino Public Employees Association representing the General Employees Association of Redlands and Redlands Police Officers Association

The City Council meeting reconvened at 7:00 P.M. Mayor Larson congratulated Councilmember Gil on his new job with the State Department of Corrections.

COMMUNICATIONS

East Valley High School Annexation - Councilmember Gil reported they had met in an open forum at Crafton School with the Sunchase residents to answer questions about annexation to the City and assured the Mentonites the City was not going to annex the area known as Mentone. City Manager Luebbers announced a meeting has been set up with School District officials, City staff members, and P & R Paper.

Parking Lot - Prospect Park Carriage House - In a letter dated December 29, 1996, from the Friends of Prospect Park it was reported the Prospect Park Carriage House renovation was completed in October and is presently being used. The rock walls and landscaping are now being done by volunteer labor. At this time, they are requesting the parking area at the Prospect Park Carriage House be surfaced in a manner similar to the road repairs done last July by Parks Division personnel. A layer of recycled asphalt cuttings from street repairs was laid, watered, and rolled on the road from Prospect Drive and on the circle at the entry of the building. Public Works Director Mutter responded his department was willing to work with them and provide the labor if there was no material cost involved.

UNFINISHED BUSINESS

Bid Call - 168 South Eureka Street - Councilmember Cunningham moved to continue discussion on the bid call for the first phase of improvements at 168 South Eureka Street to allow time for the Redlands Conservancy to refine their proposal to the City. Motion seconded by Councilmember Larson and carried unanimously.

Contract Award - Asbestos Removal - Bids were opened and on December 18, 1996, in the office of the Public Works Director for asbestos removal at 168 South Eureka Street. Public Works Director Mutter explained this project will remove asbestos materials at 168 South Eureka Street (Mission Gables) in preparation of any future improvement work or demolition on the structure. In accordance with State law, asbestos removal work must be performed prior to any other such work. Bids were requested from the following asbestos abatement contractors: Brickley Construction Inc., San Bernardino; Kost Construction, San Bernardino; Southwest Industries, Montclair; and Sterling Pacific Construction, Yucaipa. One bid was received from Southwest Industries in the amount of $4,489.00; this bid is within the estimated cost for asbestos removal established by the Public Works Department. On motion of Councilmember Cunningham, seconded by Councilmember Larson, the City Council awarded the contract for asbestos removal at 168 South Eureka Street to Southwest Industries.

NEW BUSINESS

Sound Levels - M-F (Medical Facility) District - Abstaining from this matter due to a conflict of interest, Councilmember Cunningham left the Council Chambers. Community Development Director Shaw explained in his written report to the City Council that Redlands Community Hospital is currently processing a conditional use permit for a cogeneration facility. The Redlands Municipal Code has a standard that calls for all mechanical equipment to be inaudible at the property line. This is not a standard that Redlands Community Hospital could realistically satisfy. Given this fact, the Planning Commission has recommended that the City Council direct staff to prepare a zoning ordinance text amendment addressing this matter. It is anticipated this amendment will refer to specific sound levels defined by decibels and/or CNEL (Community Neighborhood Equivalent Level). It was recommended that the amendment utilize the noise standards established in the Noise Element of the General Plan. The amendment would only apply to the Medical Facility District and also consider standards for noise impacts to surrounding land uses or zones. On behalf of the Redlands Community Hospital, Pat Meyer did not want to enter into a debate at this time regarding the language to be contained within this recommended amendment and requested Council to direct staff to prepare this amendment. Community Development Director Shaw explained the process noting that public meetings would be held at the environmental review, Planning Commission, and City Council level. Representing The Redlands Association, Tex Moore felt that residential areas should stay within the 65 CNEL. Desiring flexibility during the process of preparing the amendment, Councilmember Gilbreath moved to direct City staff to prepare an ordinance to amend Section 18.68.180 of the Redlands Municipal Code to establish an acoustic level for all activity in the M-F (Medical Facility) District consistent with the General Plan. Motion seconded by Councilmember Gil and carried with Councilmember Banda voting NO and Councilmember Cunningham abstaining from the vote.

City Council Meeting Time - Councilmember Gil has recently started a new job with the California Department of Corrections and is working in El Monte during the daytime hours making it impossible for him to attend the afternoon sessions of City Council meetings. Following discussion, Councilmembers concurred to direct staff to schedule all substantive business items on the City Council agenda during the evening session for the time-being to accommodate Mr. Gil's schedule.

PUBLIC COMMENTS

Alternative Fuel Vehicle - Mr. Erv Upton offered the City of Redlands a $25,000.00 natural gas van which can be used by the City's Transportation Division in accordance with the contract with CALTRANS. Councilmembers accepted the donation with gratitude; Mr. Upton passed the keys and transfer of ownership documents to Mike Huffstutler, Water Resources and Utility Operations Chief. Formalization of City Council action required will be prepared for the next meeting.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 7:32 P.M. The next regular meeting will be held on January 21, 1997.

City Clerk