

MINUTES

of a special meeting of the City Council, City of Redlands, held in the Council Chambers, 212 Brookside Avenue at 4:30 P.M. on October 29, 1981.

PRESENT

- Charles G. DeMirjyn, Mayor
- James W. Gorman, Vice Mayor
- Oddie J. Martinez, Jr., Councilmember
- Barbara Cram Riordan, Councilmember
- Ken Roth, Councilmember

- Chris C. Christiansen, City Manager
- Dallas Holmes, City Attorney
- Peggy A. Moseley, City Clerk
- Ted Randolph, Redlands Daily Facts
- Pat Brown, The Sun

ABSENT

None

Mobile
Home
Rents

This special meeting of the City Council was called for the purpose of "Continuing Mobile Home Park Rent Moratorium Discussion begun during Council meeting of October 20, 1981, with options from "Take no action" to "Adopt a Strong Rent Control on an Emergency Basis."

Mayor DeMirjyn called the meeting to order at 4:30 P.M. in the presence of a standing-room only audience.

City Manager Christiansen briefly reported on the size and vacancy factors in the three Mobile Home Parks in the City of Redlands.

City Attorney Dallas Holmes reviewed the three Mobile Home Park Ordinances which he had prepared for the Council's consideration. He compared them in contents, scope of controls, enforcement and involvement of the Council.

Attorney Scott Reynolds spoke of the efforts made toward negotiations by the tenants since October 20, including an offer of 7% compounded annually. He reminded Council once again of the plight of the Home owners who are on fixed incomes, have a large investment in their coaches and cannot afford to move. He stated that he believed an emergency ordinance would be necessary.

Attorney Robert Coldren spoke of environmental considerations and CEQA. He questioned the amount of time which has gone into the study of this problem, stressed the costs and "unbelievable burden" of enforcement. He strongly urged the Council not to adopt rent control.

Jim Kosik, representative of Western Mobile Home Association, spoke at length against adoption of any rent control. Glen Hetzler of Golden State Mobile Home Owners Association expressed his belief for the need of some type of rent controls which he suggested be called "User Fees." Mr. Orville Zappe again stressed that at the previous negotiating meeting the committee was not empowered to make a binding commitment for all home owners. Lange Buchl spoke briefly as did Mr. Leo Sealy of Santa Barbara and Mr. John Merle.

Amid accusations and vituperations, the Council recessed to a closed session at 6:20 P.M., with Attorney Holmes stating that the reason for the closed session is to cover matters in the Attorney/Client privilege.

At 7:32 P.M. the Council reconvened. Mayor DeMirjyn apologized for his statements.

City Manager Christiansen described the discussion of the past hour between the residents, the owners and the attorney for each side. He stated that they had agreed that "there will be no rate increase whatsoever while they are back at the negotiating table for a period of thirty days." He added

Mobile
Home
Rents

that it is hoped that an agreement can be made in that time, by December 1, 1981. The negotiating meetings will be held in the City Manager's office.

The Council members spoke to this proposal and were assured that no change of mind would take place during the month of November, and no increases would be collected. Attorney Holmes advised Council to determine what the owners' position on their voluntary rent delay of thirty days would be before taking action.

Mr. Martinez addressed Mr. Coldren and Mr. Reynolds individually to assure, for the record, that both understood that Council expected all parties to go back to the bargaining table and to bring a report to the November 17th Council meeting.

Councilman Martinez then moved: That Council delay any action during the month of November; that they receive a report on the progress of the negotiations at the second Council meeting in November, allowing the Council the opportunity to have an adjourned session in the event an agreement is not reached, to take appropriate action they feel necessary at that time. This motion was seconded by Councilman Riordan and adopted by the following vote:
 AYES: Councilmembers Martinez, Riordan, Roth
 NOES: Vice Mayor Gorman, Mayor DeMirjyn
 ABSENT: None

On motion the Council then adjourned, at 8:00 P.M.

ATTEST

Peggy A. Moseley
City Clerk

John J. Gorman
Mayor of the City of Redlands

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