

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 October 20, 1998.

This being the time set for a regular meeting of the City Council of the City of Redlands and there being no quorum present, the Deputy City Clerk declared the meeting adjourned to 7:00 P.M.

The meeting reconvened at 7:00 P.M. with an invocation by Councilmember George followed by the pledge of allegiance.

PRESENT

William E. Cunningham, Mayor  
Geni A. S. Banda, Mayor Pro Tem  
Pat Gilbreath, Councilmember  
John L. Freedman, Councilmember  
Gary George, Councilmember

Gary M. Luebbbers, City Manager  
Beatrice Sanchez, Deputy City Clerk  
Michael Reynolds, City Treasurer  
Jeffrey L. Shaw, Community Development Director  
Bonnie Johnson, Finance Director  
Mel Enslow, Fire Chief  
Gary G. Phelps, Municipal Utilities Director  
Jim Bueermann, Police Chief  
Ronald C. Mutter, Public Works Director

ABSENT

None

PRESENTATION

Certificates of Recognition - Councilmember Gilbreath presented Certificates of Recognition to Scoutmasters and Scouts representing the following troops: First Baptist Church Troop No. 16; Inland Fish and Game Boy Scout Troop No. 19; and St. Mary's Catholic Church Pack No. 136. Their outstanding efforts helped to raise \$397.00 in funds for the Redlands Save Our Station project by operating a car wash at Fire Station No. 1 on Saturday, October 10, 1998. Councilmember Gilbreath then announced that Mr. Jim Glaze has pledged to contribute \$25.00 per car that is sold at his dealership during the month of October or a guaranteed amount of \$2,500.00.

Arrest - Mayor Cunningham asked the Police Chief to please report to the community the activities occurring at this moment in another part of the City regarding the recent murder of a Redlands teenager. Chief Bueermann described the recent events. In August, a run away report was made by the grandmother of Tristan Jenson, age 14. A search was unsuccessful in locating the teenager. On September 28, 1998, City crews searching for blockages in the sewers around La Paloma Street and Phlox Court discovered human bones which initiated a Police investigation. The remains were positively identified as those of Tristan Jenson by authorities. After extensive interviews with area residents and acquaintances, a search warrant was served at the home of John Remsen, age 15, who later made some statements that lead to his arrest for the murder of Tristan Jenson. While at the location it was discovered that the parents, John L. and Susan Remsen, were in possession of hazardous explosives and chemicals and arrested. San Bernardino County Sheriff's Bomb Squad was called in as well as the F.B.I. The neighborhood around the Remsen home was evacuated in order to carry out disposal of the dangerous explosives and chemicals which could not be moved. Mayor Cunningham commended the Redlands Police Department for solving this tragedy in a short time. Councilmember Banda also expressed her gratitude for the speed in solving this case and expressed sorrow for the many families still missing children. Councilmember Freedman mentioned his son, a student at Redlands High School, has expressed there was fear among the student body because of the murder and now they can be relieved an arrest has been made.

## CONSENT CALENDAR

Minutes - On motion of Councilmember Gilbreath, seconded by Councilmember George, the minutes of the regular meeting of October 6, 1998, were approved as corrected.

Bills and Salaries - On motion of Councilmember Freedman, seconded by Councilmember Gilbreath, bills and salaries were ordered paid.

Planning Commission Actions - On motion of Councilmember Cunningham, seconded by Councilmember George, the report of the Planning Commission meeting held on October 13, 1998, was acknowledged as received. Mayor Cunningham then moved to appeal a decision made by the Planning Commission pertaining to Pharaoh's Lost Kingdom Amusement Park's Conditional Use Permit No. 617 in order to examine issues staff still feels are outstanding. Motion seconded by Councilmember George and carried with no opposition.

Proclamation - Winter Weather and Flood Preparedness Week - On motion of Councilmember Freedman, seconded by Councilmember Gilbreath, the City Council unanimously authorized issuance of a proclamation declaring October 26-30, 1998, as Winter Weather and Flood Preparedness Week.

Proclamation - Red Ribbon Week - On motion of Councilmember Freedman, seconded by Councilmember Gilbreath, the City Council unanimously authorized issuance of a proclamation declaring October 23-31, 1998, as Red Ribbon Week.

Minor Subdivision No. 236 - Time Extension - On motion of Councilmember Freedman, seconded by Councilmember Gilbreath, the City Council unanimously approved a one-year time extension to December 3, 1999, for Minor Subdivision No. 236, the subdivision of 65.5 acres of land into four parcels and a remainder parcel in the A-1, Agricultural, District located west of Lisa Marie Lane, south of San Timoteo Canyon Road, Terry Emershy applicant.

Funds - Promotional Events - An additional appropriation in the amount of \$8,000.00 for downtown promotional events, as requested by the Downtown Redlands Business Association Advisory Board, was unanimously approved on motion of Councilmember Freedman and seconded by Councilmember Gilbreath.

Contract - Well No. 39 - On motion of Councilmember Freedman, seconded by Councilmember Gilbreath, Council unanimously awarded the contract for construction of Well No. 39, Project No. 4-9980, to Bakersfield Well and Pump, and authorized the Mayor to execute a construction contract in the amount of \$289,364.00.

Easement - Sewer Facilities Access - On motion of Councilmember Freedman, seconded by Councilmember Gilbreath, the City Council unanimously approved the acceptance of an easement to provide access to City sewer facilities on private property. The owner of the property has agreed to provide the City with an easement granting the right for ingress and egress for maintenance of the sewer main and manhole at the rear of the property. In return, the City would pay to have the driveway replaced with one that would support the weight of City equipment.

Carnival Application - A request was received by Christiansen Amusements, Inc. to conduct a carnival in the Kmart parking lot located at 1625 West Redlands Boulevard on November 12-15, 1998. On motion of Councilmember Freedman, seconded by Councilmember Gilbreath, the City Council unanimously approved the request subject to the conditions of approval outlined by staff.

## COMMUNICATIONS

Fire Station No. 1 Renovation Report - Public Works Director Ron Mutter reported that the plans for renovation of Fire Station No. 1 are progressing well. Architect Leon Armantrout fortunately located blue prints which have been computerized and clean floor plans distributed to all the trades. Tests are not back yet for possible hazardous materials such as asbestos. The building is in better condition than originally thought. The biggest obstacles are the apparatus doorways. Mr. Mutter stated he would be pleased to present update reports to the Council at all future meetings. Mayor Cunningham asked the City Manager to report back on the integration of the \$250,000.00 set aside by the City Council and the funds raised by the community. Councilmember Gilbreath inquired how the "in-kind" contributions will be handled and asked that staff look into how they can be utilized without a formal bid process. City Manager agreed to include this in his report.

League of California Cities Legislative Bulletin Dated October 8, 1998 - Councilmember Freedman asked the community to support Proposition 11 which permits local governments to enter into sales tax sharing agreements with approval of a two-thirds vote of governing bodies. Mayor Cunningham pointed out that the League of California Cities, representing 471 cities, does not support Proposition 1A which places a \$9.2 billion K-12 and higher education bond measure on the November 3, 1998 ballot.

Downtown Trolley - Councilmember George stated that he has received favorable feedback from area employers, businesses and entertainment facilities for an alternative fuel, 16-20 passenger, downtown trolley. Survey processing assistance will be requested from an Economics class at the University of Redlands. Grants will be sought for the acquisition of the vehicle and all the City of Redlands will be required to provide housing and maintenance of the trolley. Mr. Irv Upton, Jim Glaze Car Dealership, added that funding is the important thing and is available in San Bernardino County. An application has been submitted to the State for \$470,000.00 to purchase equipment to establish a natural gas station in Redlands. The typical vehicle has a four- to eight-hour charging cycle and can travel 80 miles. Councilmember George said he has recently become aware of more immediate funding that may be available. He also was told by University of Redlands and E.S.R.I. representatives that a trolley would be welcomed to transport students and employees downtown. Councilmember Banda inquired if the trolley could transport people to the Metrolink station and was advised it could; but Metrolink was still being encouraged to come to Redlands.

Federal Funding Assistance for Redlands' Projects - City Manager Luebbers reported that \$500,000.00 has recently become available to the City of Redlands for the funding of Santa Ana River bridges at Alabama Street and Orange Street. This completes the estimated \$15 million for construction. The issue has been raised about the endangered Woolly Star plant and Kangaroo Rat which can be mediated. Filing for a permit with the Army Corps of Engineers and an environmental process will follow and then we can start Phase II (the designing contract). Mayor Cunningham stated he has been talking to a local individual who has contact with Congressman Jerry Lewis' office. The Mayor wished to express our appreciation to Congressman Lewis for his efforts with the "regional" project.

#### UNFINISHED BUSINESS

Rideshare Budget Report - City Treasurer Mike Reynolds and Finance Director Bonnie Johnson reported that of the City's 420 full time employees 165 participate in the rideshare program. Reports provided to Councilmembers included: list of the various cities employees commute from; a survey comparing the number of participants to other area cities, and total expenditures vs. AB 2766 allocations from AQMD and projected ending balance. Discussion then followed comparing perks offered by area cities. Mayor Cunningham thought there should be one equitable incentive to all employees and suggested only the dollar incentive be offered because absent employees reduce efficiency. Councilmember Freedman raised the issue of employees assigned City vehicles also participating; they should not get the same perks and wants to see that changed. Councilmember Banda wondered if the dollar amount could be increased. Councilmember Freedman stated he thought the incentive of choice appears to be time off for ride sharing so he would like to retain it. Councilmember Banda moved to make the incentives be more comparable; raise the dollar amount from \$1.50 per day to \$1.65 per day and reduce the time off compensated from fifteen minutes per day to ten minutes per day and to not include those driving City vehicles in the program. Motion seconded by Councilmember Freedman. Councilmember George explained he could not support the motion because he objects to eliminating those employees that happen to have City cars who pick someone up on their way. Councilmember Gilbreath concurred that she does not see it as a "double dipping" issue as far as picking someone up on their own time coming into work and accommodating someone on the program. Motion carried with Councilmembers Gilbreath and George voting NO.

## NEW BUSINESS

Airport Well No. 2 and Open Space Well No. 39 Properties Transfer - Municipal Utilities Director Phelps reported the Municipal Utilities Department proposed acquiring a 5,625 square foot area of airport property for the purpose of constructing Water Well No. 2 at the southwest corner of the airport at the intersection of Judson Street and the proposed Riverview Drive. Well No. 39 is to be located on the south side of Orange Avenue, 260 feet westerly of Iowa Street, approximately 4,150 square feet in size. Both wells are identified as two of the Water System Projects in the Water Capital Improvement Program. The hydrologist retained by the City has conducted an extensive investigation on both of the properties and has concluded that each well will product potable water at the rate of approximately 2,000 to 2,500 gallons per minute and are to provide additional source of potable water to compensate for the loss in potable water production due to the presence of ammonium perchlorate in the ground water at Texas Street Wellhead Treatment Facility. Mayor Cunningham reported the Parks Commission expressed concern with Well No. 39's location, landscaping and intrusiveness of the walls. Mr. Phelps agreed Well No. 39 could be relocated as long as it's within 1,000 feet of Well No. 38, and more decorative brick and landscaping utilized. On motion of Councilmember George, seconded by Councilmember Freedman, Council unanimously authorized the transfer of property to the Municipal Utilities Department, 5,625 square feet in size, located at the southwest corner of the Airport property for the purpose of constructing and operating a potable water well, Airport Well No. 2, with the Airport Fund to be reimbursed \$2,250.00. On motion of Councilmember George, seconded by Councilmember Freedman, Council unanimously authorized the transfer of a portion of park property to the Municipal Utilities Department for the purpose of constructing and operating a potable water well, Well No. 39. Final location to be mutually agreed upon between the Parks Commission and Municipal Utilities Department.

Funds - Repair of Water Production and Well Pumping Equipment - Because of high summer temperatures, groundwater contamination, outages at the water treatment plants, staff has had to utilize groundwater production wells that have normally been considered as emergency facilities only. Increased equipment breakdowns and decrease in efficiency and reliability have been the result as well as depleting the funds budgeted for fiscal year 1998-1999. Repairs to equipment must be made during the low water use winter period prior to the beginning of the next budget year. On motion of Councilmember George, seconded by Councilmember Gilbreath, the City Council authorized an additional appropriation in the amount of \$100,000.00 from current rates and revenues for the maintenance and repair of domestic water production well pumping equipment.

## PUBLIC COMMENTS

Nuisance Abatement - Mr. Gerald Gonthier, 930 Renee Street, at the October 6, 1998 Council meeting asked the City Council for assistance with neighboring rental properties which are not being maintained by absent landlords. He was here today to report that he had made contact with the Community Development Department as instructed and was working on his own situation with Code Enforcement Officer Jim Grant. However, he also wished the Council to consider adopting an ordinance to protect the City from absent-landlord blight. Rentals are an income-producing business and should be held to the same requirements as say a McDonald's property. City Manager Luebbers stated that at the November 3, 1998, Council will have before them a nuisance abatement ordinance presently being drafted.

Sign Variance - Mr. Jonathan Gibbs, Ph.D., distributed to Councilmembers pictures of a banner (90 feet by 15 feet) he wished to erect for public viewing for approximately 30-45 days. He was advised by the Community Development Department that the approximate fee is \$4,000.00. Mr. Jeff Shaw reported that (if on-site) the over-sized event banner (over 120 square feet) would require a variance and conditional use permit and probably couldn't reach Council until January, 1999. Findings would have to be made by the Planning Commission as well as the City Council as to the appropriateness. Mayor Cunningham informed Dr. Gibbs that it would require a four-fifths vote of the Council to override Measure U's guidelines.

## ADJOURNMENT

There being no further business, the City Council meeting adjourned at 8:22 P.M . The next regular meeting will be held on November 3, 1998.

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Deputy City Clerk