

MINUTES

Special meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on August 4, 2022 at 5:00 P.M.

Present: Paul Barich, Mayor
Eddie Tejeda, Mayor Pro Tempore
Denise Davis, Council Member
Jenna Guzman-Lowery, Council Member
Mick Gallagher, Council Member

Staff: Chris Boatman, Assistant City Manager; Yvette M. Abich Garcia, City Attorney;
Jeanne Donaldson, City Clerk; Brian Desatnik, Development Services Director;
Carl Baker, Public Information Officer

Mayor Barich called the Special Meeting to order at 5:00 P.M. and announced the City experienced some technical difficulties during the Special City Council Meeting held on Tuesday, August 2, 2022 and therefore, needed to re-accomplish and re-approve the exact same agenda items as was considered on August 2, 2022. It was confirmed the public was able to access and participate remotely during tonight's meeting.

The meeting was conducted as a teleconference meeting in the City Council Chambers and Council Members Davis and Guzman-Lowery were present via teleconferencing. All votes during the meeting were conducted by roll call. Comments could be presented in-person, via Zoom, via cell phone or landline. He offered the public an opportunity to address the Council on any subject within the jurisdiction of the City Council which was not already scheduled on the agenda.

PUBLIC COMMENT

Palm Avenue Historic Citrus Grove - Dana Strunk, Nicole Rinehardt and Richard O'Donnell voiced their concerns about the current state of the historic citrus groves at the England estate on Palm Avenue. They stated the grove was not getting enough water and the trees were in distress. They urged the Council to take action needed to keep them alive and prevent them from dying. Assistant City Manager Boatman assured the public the City was working with the property owner and the Redlands Conservancy to appropriately address the situation.

Shout Out to Redlands Fire Department - Andy Hoder thanked the Fire Department, EMTs and dispatch staff, who provided a very quick and efficient response to an emergency he experienced recently.

CONSENT CALENDAR

Minutes

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously re-approved, by roll call vote, the minutes of the July 19, 2022 regular meeting.

Vote: 5 - 0 Passed

Resolution No. 8381 Remote Teleconference Meetings

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously re-approved, by roll call vote, Resolution No. 8381 authorizing remote teleconference meetings by the City Council and all Boards, Commissions, and Committees of the City in accordance with Assembly Bill 361 (2021) for a period of 30 days.

Vote: 5 - 0 Passed

Resolution Nos. 8378 and 8377 U of R Second Modified Alternative Measure

Council Member Gallagher recused himself from voting on this item due to property ownership near the identified parcels in San Timoteo Canyon. Following the City Council's action on July 19, 2022, city staff noted a minor typographical error in the Modified Alternative Measure language referring to Figure 4-3 of the General Plan as the "Southwest Area" instead of the "Southeast Area".

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council re-approved, by roll call vote, Resolution No. 8378, adopting a request by the University of Redlands to place the Second Modified Alternative Measure as a City-initiated measure on the Ballot for the November 8, 2022 General Municipal Election (correcting the minor typographical error); Re-adopted Resolution No. 8377 to withdraw the Modified Alternative Measure (as approved July 19, 2022) from the ballot and repeal Resolution Nos. 8374 and 8375; Re-determined that placement of the Second Modified Alternative Measure is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines; and Calling and giving notice of the holding of a General Municipal Election and requesting the Board of Supervisors of the County of San Bernardino consolidate said election with the Statewide Election on November 8, 2022.

Vote: 4 - 0 Passed

Other: Council Member Mick Gallagher (RECUSE)

Resolution No. 8379 Filing Written Arguments University's Ballot Measure

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council unanimously re-approved, by roll call vote, Resolution No. 8379 setting priorities for filing written arguments regarding the Second Modified Alternative Ballot Measure; and designated Paul T. Barich to submit the primary argument in favor of the measure. The last day for receipt of primary arguments for or against the initiative ordinance, not exceeding 300 words, has been established as August 22 and the last day for receipt of rebuttal arguments not exceeding 250 words has been established as August 26, 2022, in the City Clerk's Office.

Vote: 5 - 0 Passed

NEW BUSINESS

Ordinance Nos. 2941 and 2942 Regulating Termination of Residential Tenancies

City Attorney Abich Garcia summarized Urgency Ordinance No. 2941 and Ordinance No. 2942, adding Chapter 9.38 to Article 9 of the Redlands Municipal Code regulating the termination of residential tenancies due to demolition or substantial remodel. The key points of the ordinances include the following: The property owner must obtain all permits related to demolition or substantial remodel of a rental unit prior to issuing a notice of eviction to a tenant(s); The notice of eviction must include a copy of the permits and an explanation: 1) of the scope of the work; 2) why the work cannot be reasonably accomplished in a safe manner with the tenant in place; and 3) why the work requires the tenant to vacate the premises for a least 30 days; When the owner issues a notice of eviction for demolition or substantial remodel, the owner is required to provide relocation assistance in the amount of two (2) months' rent or \$4,500, whichever is greater, to the tenant within 15 calendar days of the notice of eviction; and lastly, if the owner is found by a civil court to have intentionally violated these regulations, the owner will be liable for up to \$15,000 and/or attorneys' fees to each tenant as determined by the court.

As public comment, Tarun pointed out landlords already have protection under the law, but he thanked the City for their responsiveness. John and Justin Weekley were not in favor of splitting the relocation payments and said renters needed the money up front to secure a new rental unit. Andy Hoder asked for clarification about the waiver versus relocation payment. Ahmed saw the ordinance as a win/win for both parties. Cray Carlson, a commercial real estate broker, was opposed to asking landlords to pay relocation assistance payments as it penalized the owner and potentially added up to \$10,000 to \$15,000 in extra costs. Joe Shipley was concerned about the overall harm done by making it more expensive to renovate a rental unit, adding he thought it would cause future tenants to pay higher rent and could make Redlands less attractive to investors.

Council Members restated their views as presented during the August 2, 2022 special meeting. Mayor Barich desired to protect both the property owner and the tenant and suggested the Council consider revising the language related to the relocation payment. He recommended splitting the amount in two, with the first payment of \$2,250 due to the tenant within 15 days of the eviction notice and the second payment due when the tenant vacated the premises and returned the key. He said the changes would add necessary protections for a property owner in the event a tenant refused to vacate the premises. Council Members offered their opinions and considered the advantages and disadvantages of splitting the payments in half. As a compromise, Mayor Pro Tem Tejeda proposed the first payment of two-thirds (2/3) of the rental assistance be paid to the tenant within 15 calendar days of the notice of eviction and the second payment of one-third (1/3) of the rental assistance be paid when the tenant vacated the residential real property. It was agreed by a majority of the Council to accept the revisions as proposed by Mayor Pro Tem Tejeda.

On motion of Mayor Pro Tempore Eddie Tejeda, seconded by Council Member Denise Davis, the City Council re-approved, as amended, by roll call vote, to re-adopt Urgency Ordinance No. 2941 and re-introduce Ordinance No. 2942, as amended, adding Chapter 9.38 to Article 9 of the Redlands Municipal Code regulating the termination of residential tenancies due to demolition or substantial remodel; and re-determined that the Ordinances are not subject to environmental review pursuant to Section 15301(c) of the State's guidelines implementing the California Environmental Quality Act.

Vote: 4 - 1 Passed

Mayor Barich recessed the meeting at 6:14 P.M.

CLOSED SESSION

Conference with real property negotiators - Government Code §54956.8
(Assistant City Manager Boatman)

Property:	Vacant Property; APN 0292-341-26
Agency Negotiators:	Chris Boatman
Negotiating Parties:	GRD Enterprises, LLC
Under Negotiation:	Terms of payment and price of possible purchase of real property

RECONVENE CITY COUNCIL MEETING

The meeting reconvened at 6:20 P.M.

CLOSED SESSION REPORT

City Attorney Abich Garcia announced that no reportable action was taken during the closed session.

ADJOURNMENT

Mayor Barich proudly announced the ground breaking event held earlier in the day celebrating the Good Nite Inn Homelessness Project was a great success. There being no further action required, the meeting adjourned at 6:21 P.M. The next regular meeting of the City of Redlands City Council will be held on September 6, 2022.

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