
**CITY OF BIG BEAR LAKE
CITY COUNCIL MINUTES
FOR THE SPECIAL MEETING OF
MARCH 3, 2003**

A Special Meeting of the City Council of the City of Big Bear Lake was called to order by Mayor Harris at 3:00 p.m., Monday, February 3, 2003, at the Civic Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

Councilmembers Present: Mayor Liz Harris
 Mayor Pro Tem Darrell Mulvihill
 Councilmember S. O. Conklin
 Councilmember Ken Dally
 Councilmember Neal Hertzmann

Councilmembers Excused: None

PUBLIC FORUM

None.

1. Transient Private Home Rental Inspection Program

Council consideration of a proposal by staff to administer the Private Home Rental Inspection Program; direct the City Manager to agendize a performance evaluation of the Program in approximately six months to determine the effectiveness of the Program; and, direct staff to develop a Standardized Inspection Procedure Manual for distribution to rental agencies, owners, and for use by inspectors, in order to ensure that inspections are conducted in a fair and consistent manner and that rental units meet the public health and safety objectives of Ordinance No. 99-300.

City Manager Perry presented the staff report and explained that during the mid-year budget workshop session with the City Council, Councilmembers Hertzmann and Dally had been designated to work with staff to review the current status of the inspection program. He stated that the subcommittee met with staff to discuss staff's concerns regarding the quality of recent inspections performed by the contract inspector. A subsequent meeting was also held between Councilmember Hertzmann and the contract inspector. Upon further review, the subcommittee made a recommendation that the City Council consider staff's proposal to provide TPHP inspections, and to review staff's performance on the program in six months. City Manager Perry discussed budget issues that are facing the City and stated that by using a Code Compliance Office to conduct TPHP inspections, the City would ultimately save substantial funds, and allow Code Compliance to meet other City

needs. Councilmember Hertzmann reported that the subcommittee also agreed with staff for the development of an Inspection Procedure Manual to be used by the inspectors.

Erving Goldberg, Big Bear Lake: spoke in support of allowing the current contractor to continue with the Program, and stated that he was opposed to City staff going into private homes to conduct the inspections. He suggested that the City look at other areas to increase revenue to offset budget costs.

Chuck Lindeen, Chuck's Home Inspection Service: stated that he believes in the TPHR Program, regardless of who is performing the inspections. However, he voiced his concerns regarding the fact that the City had conducted a surprise check on his work, and that he was not asked to go along or respond to violations that were found. He stated that the inspection process takes a considerable amount of time, and that the process would be held up for a significant amount of time, if the City decided to conduct the inspections, in order to train staff. He stated that he was worried that if City staff entered a private home and found items that were not on the checklist, the owner would be cited. He reported that he is in support of the development of a manual, which should have been initiated at the start of the TPHR Program.

Tom Lanza, Big Bear Lake: spoke in opposition to allowing City staff to conduct the Private Home Rental Inspections.

Lynn Wheeler, Big Bear Lake: spoke in opposition to Code Compliance conducting the Private Home Rental Inspections. He stated that he was in support of allowing the current contractor to perform the inspections, but understood the need for an additional Code Compliance Officer, especially on weekends and holidays. He suggested that the City raise the inspection fee to \$125.00, to cover the cost of a second officer who could also be available to conduct spot check inspections. He was also in favor of the development of a manual.

Charles Brewster, Big Bear Lake: discussed the need for more stringent code enforcement during the weekends and holidays.

Gregg Boll, Big Bear Lake: spoke in opposition to Code Compliance handling the Private Home Rental Inspections, and supported the solution offered by Mr. Wheeler.

Kathy Armsby, Big Bear Lake: spoke in support of increasing the inspection fee, and the development of a manual.

Jim Ackermann, Big Bear Lake: spoke in support of allowing the current contractor to conduct the Private Home Rental Inspections, the need for additional code enforcement on the weekends, and supported raising the inspection fee to cover the cost of another Code Compliance Officer.

Chuck Hulett, Big Bear Lake: spoke in support of allowing the current contractor to conduct the Private Home Rental Inspections, the development of a manual, and raising the inspection fee. He stated that the City should locate those who are renting out their homes and are not on the program.

Motion by Mayor Harris, seconded by Mayor Pro Tem Mulvihill to direct staff to continue to contract with Chuck's Home Inspections until September 30, 2003; that Chuck's Home Inspections shall conduct only the first inspections of each unit in the program and for City Code Compliance Officers to conduct the second and any follow-up inspections; direct staff to audit the performance of Chuck's Home Inspections through random follow-up inspections; direct staff to work with the rental agencies, the contract inspector, and City inspectors to develop a Standardized Inspection Procedure Manual for use by all inspectors and for distribution to rental owners and agencies, with an appeal process included in the Manual; direct staff to analyze the fee required for TPHR registrations and inspections, and bring back a proposed fee increase for Council consideration that would cover the costs of contract and staff inspections, program administration, and compliance monitoring; and, direct staff to bring this matter back for Council review at the end of the contract period.

Said Motion was approved by the following vote:

AYES:	Conklin, Harris, Mulvihill
NOES:	Dally, Hertzmann
ABSENT:	None
ABSTAIN:	None

ADJOURNMENT

There being no further business to come before the Council at this session, Mayor Harris adjourned the meeting at 5:01 p.m.

Katherine E. Jefferies
City Clerk

APPROVED AT THE MEETING OF: April 28, 2003