



**MINUTES**  
**REGULAR CITY COUNCIL**  
**TUESDAY, AUGUST 22, 2006, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVE.**

---

**PRESENT:**

Mayor Curtis W. Morris  
Mayor Pro Tem Jeff Templeman  
Councilmember Denis Bertone  
Councilmember John Ebner  
Councilmember Sandy McHenry

City Manager Michaelis  
City Attorney Brown  
City Clerk Rios  
Assistant City Manager Duran  
Community Development Director Stevens  
Public Works Director Patel  
Parks and Recreation Director Bruns  
Planning Manager Hensley

**1. CALL TO ORDER AND FLAG SALUTE**

Mayor Morris called the meeting to order at 7:04 p.m. and led the flag salute.

**2. RECOGNITIONS**

- Association for Los Angeles Deputy Sheriffs – present a plaque to the City for its ongoing support of their members.

**Floyd Hayhurst**, Vice President, on behalf of members of the Association for Los Angeles Deputy Sheriffs (ALADS) presented a plaque to Mayor Morris in deep appreciation of ongoing support to their organization members.

Mayor Morris appreciates the recognition and stated the City has a great relationship with the Sheriff's Department who are doing a great job.

- Present certificates to members of the San Dimas Little League Major All Stars recognizing victorious game results.

Mayor Morris congratulated and presented certificates to Manager Dean Miles; Head Coach Dan Grattan; Coaches Shawn Kennedy and Scott Kerfoot, and members of the San Dimas Major All Stars Andrew Amplayo, Robert Franco, Zachary Gaul, Sharayah Grattan, Nikolas Jackson, Randall Jackson, Shawn Kennedy, Darren Kerfoot, Dennis Miles, Erik Sandefur, Garrett Smith, Kevin Tatum, Frandon Yepiz, and Alec Zenner, who represented San Dimas at the Section 6 Tournament as District 20 Champions.

### 3. ORAL COMMUNICATIONS

(For anyone wishing to address the City Council on an item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.)

#### a. Members of the Audience

1) **Debbie Yasher**, Librarian, San Dimas Branch Library, announced that Supervisor Antonovich extended library hours and the new operating schedule at the San Dimas Branch are as follows:

Monday through Thursday	12:00 p.m. – 8:00 p.m.
Friday and Saturday	10:00 a.m. – 5:00 p.m.

She stated that the library will be closed on Monday, September 4, 2006 in observance of Labor Day.

2) **Dr. Marvin Ersher**, 1312 Paseo Alamos, in response to an article in the San Gabriel Valley Tribune, came to strongly support the City's efforts to rehabilitate and enhance the Walker House, a glorious city treasure that symbolizes the best of San Dimas' past. He pointed out that this is the best managed city in the San Gabriel Valley through the efforts of prudent and conservative managers who do not raise taxes.

3) **Paul Rippens**, President, on behalf of the San Dimas Historical Society, provided support for the restoration of the Walker House, the most significant historical structure in San Dimas. He indicated that the Council has made it clear that San Dimas would not be taxed for the restoration of the building and would do everything possible to open the building for public use. He stated that many citizens have donated funds, and the Festival of Arts continues to raise funds to support maintenance of the building, to allow citizens of San Dimas and surrounding communities an opportunity to enjoy a wonderful part of history, and they all look forward to seeing the building restored. He said the Historical Society and Festival of Arts will do everything possible to provide a docent program to allow the building to be open to the public and to assist the City in scheduling for groups.

4) **Bill Emerson**, resident/businessman, requested supporters to raise their hands and stated that the Walker House would work into the downtown charrette program.

5) **Gary Enderle** stated he is not opposed to the restoration of the Walker House, but is concerned with the financial cost and maintenance of the building. He inquired if the Council were obligated or intended to accept one of the bids.

Mayor Morris responded that the Council could accept the bid of the lowest qualified bidder or reject all the bids. He indicated that the Council met with the Subcommittee to discuss various alternatives and has the information necessary to make a decision.

In response to Mr. Enderle, Councilmember McHenry clarified that the building is on the National Register of Historic Places under federal restoration guidelines administered by the State of California. He stated that there would be no significant savings if the City were to construct a building without following historical guidelines, and the City would lose the grant funds. He added that the Council originally mandated to staff that guidelines be followed zealously and those rules that apply to residents of San Dimas also apply to the City.

Mayor Pro Tem Templeman stated he was not in favor of restoring a half-historical Walker House.

Councilmember Bertone pointed out that the Festival of Arts and Historical Society have raised \$1.1 million and plan to raise additional funds at the Golf Tournament on February 26, 2006. He added that

through the efforts of Congressman David Dreier, the City was awarded approximately \$1 million in grants and the City intends to apply for supplementary grants.

In response to Mr. Enderle, Mayor Morris stated that the City would explore how other cities handle public buildings of this kind and additional public discussions would be held to determine the best uses. He pointed out that the San Dimas Redevelopment Agency acquired the building for the community, would finance the restoration, and once they move on with the contract, consider the possibility of creating a foundation. He further explained that Redevelopment Agencies are a method of having debt to pay for redevelopment projects and are funded by selling bonds and periodically call bonds and issue new bonds based on revenue generated from tax increments.

Mayor Pro Tem Templeman stated he remains interested in considering a food service or other use in the north dining room. He said a restaurant use has not been resolved, but they are contemplating a September meeting to discuss uses and the public is welcome to attend.

Councilmember Ebiner invited the public to participate in meetings for the downtown charrette project, which would include how the Walker House fits into the revitalization of the downtown.

In response to Council, City Manager Michaelis replied that some funds in the general fund are designated, however, at any given time, depending on cash flow, there might be between \$15-16 million in the general fund reserves. He indicated that the Redevelopment Agency has the financial capacity needed to complete the project, but it would make sense to look at refinancing redevelopment bond issue debt in a couple of years.

Mayor Morris further explained that redevelopment bonds are not general obligation bonds, but have a funding source.

Mr. Enderle inquired if the meeting on September 26 could be televised for the home audience. He felt it was important for the public to know what is discussed during that meeting to provide input in the decision making.

Councilmember Bertone invited the public to call the City Manager with questions on the Walker House or they could call him and he would arrange a meeting with the City Manager.

Mayor Morris stated that a number of open study sessions have been held on the Walker House, which were conducted in the conference room, however, this discussion could be held in the Council Chambers to be televised on cable. He said all Redevelopment Agency meetings are conducted in public.

In response to Mr. Enderle's query about maintenance of the Walker House, Mayor Morris said they have not determined whether or not they could operationally use the Redevelopment Agency, however, a foundation would be created to raise funds. He mentioned that although they do not plan to have city staff operate the building, several facilities used for community events are maintained by the City.

Mr. Enderle submitted a petition signed by 105 San Dimas voters requesting that this item be placed on the March 2007 ballot to enable San Dimas residents to vote either in favor of or against the proposed renovations. He encouraged the Council to take into consideration the need to open up plans for public comment and to make information available so everyone has a clear picture of how much money is spent and for what use if not an income generating use to offset maintenance costs.

Mayor Morris stated that no one believes that there is any use of a public building that would generate enough money over the years to cover maintenance costs.

Councilmember Bertone said Via Verde Park is very crowded, but it does not pay for itself.

Mayor Pro Tem Templeman stated the golf course is City-owned and maintained, but does not pay for itself. He indicated that the City is in the business of serving the community and providing places for the community to use.

Councilmember McHenry stated that staff has brought this issue before Council to debate and narrow down the project details and costs. He said the idea that the Council suspend the bid process until the March election is a complete rejection of the responsibility given to them as legislators, and while the Council respectfully disagrees at times, members are in tune with the wishes of the general public. He said this is not a build-to-suit building – it is an historical building being restored along historical guidelines. He reported that the Festival of Arts is raising money and will occupy space to be determined; and although there is a commitment to have food service, it has not been determined whether it will be a proprietary restaurant, caterer, or whether it will only be available for special events. He stated that it is Council's intention to discuss special agreements during the construction period. He indicated that the Council is willing to go forward as prudently as possible to get the building rebuilt before it completely deteriorates, and to find the best balancing uses between the Historical Society, the Festival of Arts, and a use that attracts people to utilize it.

Mr. Enderle thought it could be beneficial to include an article in the quarterly newsletter to keep the general public informed.

**6) Jim Elliott**, 537 Raborn Street, stated that the Walker House is not only an historical anchor of the downtown and core of the City, but as the only railroad hotel remaining from structures built over one hundred years ago, it has regional significance as well. He said the City owns the property, money has been raised, and commitments to restore the building were made years ago. He said this is a project underway and he invited the citizens and residents of San Dimas and surrounding communities to attend the meetings and participate in the process.

**7) Marvin Ersher** stated that using redevelopment funds for projects such as this is most appropriate and not unusual, and is done by many cities. He recalled that when he served on the Council, parcels on the west end of the City were disorganized with no economic value and now not only do they generate increment property tax value, but the City derives sales tax and the citizens benefit. He said all things the City does on behalf of its citizens is about values, and most importantly, the City values preserving and promoting its heritage and traditions. He urged the Council to keep doing the right thing.

**8) Patrick Jones**, 239 Avenida Malacinda, asked Council to 1) figure out the use and convince the public that's what should be done, and 2) if this is a good idea, it should be put before the voters to find out if this is really what constituents want. He thought if \$550,000 is spent to purchase a building and \$6 million to restore it, the building should be worth \$10 million when completed. He said the Redevelopment Agency's role is to take bare land and make something that brings in tax revenue as well as make the property a better place.

Mayor Morris stated that this is not an economic decision, but a decision of whether or not this project is important to the community. He said this building has been here 119 years and restoration would preserve it for the community another 100 years. When completed, the Walker House would be priceless.

Councilmember Ebner stated that the Walker House has intrinsic value that is beyond measure because of the historical significance, and the rehabilitation, the Festival of Arts and Historical Society residing there, as well as other uses would help to invigorate the entire downtown.

**Julie Salazar**, 621 E. Raborn Street, lives in San Dimas because of the mansion. She indicated that the value of this building is the historical significance, and she hopes it generates money, but wants it

preserved for future generations. As the former President of the Festival of Arts, citizens have expressed excitement and anticipation about completion of the restoration. She wondered why anyone would want to wait any longer since costs are not going down.

Mayor Morris thanked everyone for their comments and asked if anyone else wished to address the City Council on any matter. He said this is a general opportunity to address the Council.

#### **4. CONSENT CALENDAR**

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

Councilmember McHenry stated he would abstain on item 4a(1). Item 4a(1) was removed for separate consideration.

It was moved by Councilmember Bertone, seconded by Councilmember Ebner, and carried unanimously to accept, approve, and act upon the consent calendar, as amended, as follows:

a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

(2) **No. 06-45**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR FIFTH SUPERVISORIAL DISTRICT EXCESS FUNDING FOR HORSETHIEF CANYON PARK MULTI-USE TRAIL SYSTEM.

b. Ordinances read by title, further reading waived, passage and adoption recommended as follows:

(1) **No. 1162**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE FLOOD PLAIN MANAGEMENT CODE. **SECOND READING**

c. Approval of minutes for regular meeting of August 8, 2006.

d. Award of Engineering Services Contract to DMS for the street resurfacing and rehabilitation of Cataract Avenue and Covina Boulevard, between Arrow Highway and Badillo Street, in the amount of \$49,700.

e. Award of professional Traffic Engineering Services Contract to Albert Grover & Associates, for the Safe Routes to School project, in the amount of \$22,000.

f. Proclaim September 2006 as Save a Life Month.

END OF CONSENT CALENDAR

4a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

(1) **No. 06-44**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF AUGUST, 2006.

It was moved by Councilmember Bertone, seconded by Councilmember Ebner, to approve item 4a(1), and carried 4.1, with Councilmember McHenry abstaining.

## 5. PUBLIC HEARINGS

(The following items have been published and/or posted. The Mayor will open the meeting to receive public testimony.)

- a. Congestion Management Plan 2006 Local Development Report:

**RESOLUTION NO. 06-42**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL IMPLEMENTATION REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089.

Planning Manager Hensley presented the staff report and said the City is required to adopt an annual resolution certifying the City has met county-wide Congestion Management Plan requirements. Staff recommended adoption of Resolution 06-42.

Mayor Morris opened the public hearing and asked if anyone wished to speak. There being no one, he closed the public hearing.

After the title was read, it was moved by Councilmember McHenry, seconded by Mayor Pro Tem Templeman, to waive further reading and adopt **RESOLUTION NO. 06-42**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL IMPLEMENTATION REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089. The motion carried unanimously.

## 6. OTHER

- a. Reorganization of development review process – approval of Resolution No. 06-43 amending the City's pay plan and reimbursement schedule and amendments to the FY 06-07 budget.

**RESOLUTION NO. 06-43**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE CITY'S PAY PLAN AND REIMBURSEMENT SCHEDULE FOR CITY EMPLOYEES.

City Manager Michaelis outlined necessary adjustments to reorganize the development review process and he presented proposals to create a new Assistant City Manager of Community Development position to oversee community development and public works, as well as supplemental positions to assist with the completion of projects. He reported that included in the reorganization is the relocation of Building and Safety to Development Services, and extended engineering support through the contracted City Engineer. He pointed out one correction on page two of the staff report lists \$66,200 for the Senior Administrative Analyst position which should reflect actual cost of \$37,450 for 7.5 months. He stated that the budget considered by the City Council with respect to these adjustments includes ten 7.5 months adjustment to positions and salary adjustments, as well as adjustments for city engineering contacts. Staff recommended adoption of Resolution No. 06-43 and amendment to the FY 06-07 budget to reflect the changes associated with the reorganization.

Mayor Pro Tem Templeman commented that a couple months ago, Council was asked to prioritize 5-6 pages of projects. He said there were so many projects, the exercise was so difficult, and he sees this reorganization as an opportunity to help get these projects completed. He said Mr. Stevens brings his expertise to projects such as Costco, Northern Foothills study, and Walnut Creek that is periodically proposed for development, and the adjustment would help staff manage projects quickly.

In response to Councilmember Ebner, Assistant City Manager Duran replied that the annual cost increase for the package is approximately \$475,000.

Mayor Morris explained that the Council would be approving the reorganization, but the selection of personnel is the responsibility of the City Manager.

After the title was read, it was moved by Mayor Pro Tem Templeman, seconded by Councilmember Bertone, to waive further reading and adopt RESOLUTION NO. 06-43, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING AND EXTENDING THE CITY'S PAY PLAN AND REIMBURSEMENT SCHEDULE FOR CITY EMPLOYEES, and approve the budget amendment.

Mayor Morris commented that the City Council is expecting a significant change in performance and in the ability to respond to the community.

The motion carried unanimously.

## **7. SAN DIMAS REDEVELOPMENT AGENCY**

Mayor Morris recessed the regular meeting at 8:31 p.m. and convened a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 8:32 p.m. with all members present.

## **8. ORAL COMMUNICATIONS**

### **a. Members of the Audience**

**Jonathan Kelly**, Boy Scout Troop 419, said he attends Lone Hill Middle School, Seventh Grade, and is earning his citizenship/community badge

Mayor Morris thanked him for attending.

### **b. City Manager**

The City Manager had no report.

### **c. City Attorney**

The City Attorney had nothing to report.

### **d. Members of the City Council**

#### **1) Report on meetings.**

Members had nothing to report.

#### **2) Requests for special meetings – Walker House and Downtown Charrette.**

City Manager Michaelis proposed conducting a study session on September 26, 2006, at 5:30 p.m., to discuss potential uses for the Walker House in Council Chambers. Mr. Michaelis reported that the Downtown Charrette is scheduled to end on Thursday, October 5, 2006, with an anticipated presentation to the City Council from 5:00-7:00 p.m. If Council is not available for the special meeting, Mr. Michaelis suggested scheduling a special meeting on October 10, 2006, at 5:00-7:00 p.m.

It was the consensus of the Council to schedule special meetings on:

- Tuesday, September 26, 2006, at 5:30 p.m. to discuss potential uses for the Walker House.
- Tuesday, October 24, 2006, 5:00-7:00 p.m. for a presentation of the Downtown Charrette.

Planning Manager Hensley said the Steering Committee will meet this week to finalize the schedule and once the information becomes available, it would be provided to the Council. He indicated that once the dates for the charrette have been determined, everyone is invited to attend, and staff plans to publicize the charrette schedules on the website, access cable channel, email, and other methods to get the community involved.

3) Councilmember Ebner said now that Music in the Park has ended for the season, he invited citizens to bring a picnic basket and enjoy Movies in the Park on Wednesday, August 23<sup>rd</sup> and August 30<sup>th</sup>. He added that the Farmers Market will remain open during that time.

4) Councilmember Bertone said the City had an extremely successful Music in the Park season this year thanks to Joe Fransen and all his volunteers.

5) Councilmember Bertone suggested placing an item on the next agenda to discuss a problem with a resident parking a dump truck on a major street. He said the individual has been cited several times and simply pays the fine.

6) Councilmember Bertone said that years ago senior citizens complained about the lunch program and at that time, the City changed providers. He reported that this provider has lost his A rating and could no longer be the County provider for the lunch program, and the city had no choice but to bring back the former provider. He said Parks and Recreation Director Bruns is talking to the clientele to resolve this issue.

Director Bruns stated that the congregate meal program is provided through the YMCA, Intervale Senior Citizen program and certified caterers are mandated by the County. She is working with Intervale Senior Citizen Services, and Executive Director Don Herring is scheduled to attend the Senior Citizens Commission meeting on Thursday, September 7, to provide a progress report.

7) Mayor Pro Tem Templeman said he has relayed to the Watch Commander at the Sheriff's Station the complaints from residents concerned about the motor home and truck parked on Terrebonne. He stated he drove by and the motor home was gone, but the truck remained. He inquired if the street parking permit had been revoked.

8) Mayor Morris said he and Glenda had committed to making a contribution to Music in the Park and addressed Joe Fransen that the check was in the mail.

9) Mayor Morris thanked Dr. Ersher for coming out in support of Council on the Walker House, which is near and dear to his heart as it is to the Council.

## **9. CLOSED SESSION**

Mayor Morris recessed at 8:44 p.m. to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:

a. **CONFERENCE WITH REAL PROPERTY NEGOTIATION**

Property: Property acquisition pursuant to the Disposition Development Agreement with Costco for the Costco project at the southeast corner of Lone Hill and Gladstone.  
APN: 8383-009-004; 019, 025, 026, 044, 045, 046 & 047, 602 N. Lone Hill Avenue; 526 N. Lone Hill Avenue; 522 N. Lone Hill Avenue; 514 N. Lone Hill Avenue; 508 N. Lone Hill Avenue.  
APN: 8383-009-034, 943 W. 5<sup>th</sup> Street; 943 "B" W. 5<sup>th</sup> Street  
APN: 8383-009-035, 933 W. 5<sup>th</sup> Street  
APN: 8383-009-017, 018, & 036, 1000 W. Gladstone  
APN: 8383-009-015 & 016, 1002 Gladstone Street; 1004 Gladstone Street.  
APN: 8383-010-054, 942 W. 5<sup>th</sup> Street  
APN: 8383-010-009, 922 W. 5<sup>th</sup> Street  
APN: 8383-010-018, 019 & 020, 914 W. 5<sup>th</sup> Street

b. **Property:** Property east side of San Dimas Avenue, north of Arrow Highway  
APN 8390-018-008, 009, 010 & 011  
APN 8390-018-015, 016, 018, 012 & 038

**Negotiating Parties:**

**For Agency:** Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown, City/Agency Attorney

**For Owner:** William Fox, President

**Under Negotiation:** Possible amendment of Disposition and Development Agreement

c. **CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
(SUBDIVISION (a) OF GOVERNMENT CODE SECTION 54956.9)**

Name of Case: Bradley and Rebecca Secreto v. City of San Dimas, LASC Case No. BC298567

d. Report on closed session.

There was no reportable action.

**10. MEMORIAL ADJOURNMENT**

Mayor Morris adjourned the meeting at 9:55 p.m. in observance of 9-11-01. The next meeting is on September 12, 2006 at 5:30 p.m. for a study session to discuss the Tree Management Plan and ordinance.

---

Mayor of the City of San Dimas

ATTEST:

---

City Clerk