



**AGENDA**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, JANUARY 23, 2007, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVE.**

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**CITY COUNCIL:**

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

**1. CALL TO ORDER**

**2. 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. Speakers are limited to five (5) minutes.)

- a. Members of the Audience

**3. 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.)

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **No. 07-04**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JANUARY AND FEBRUARY, 2007.
  - (2) **No. 07-05**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, ADJUSTING THE STIPENDS TO BE PAID TO POLL WORKERS FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, MARCH 6, 2007.
- b. Approval of minutes for regular meeting of November 14, 2006.
- c. Award of Cash Contract No. 2007-02 to Environmental Project Services, Inc., in the amount of \$11,060.00 for Underground Waster Oil Storage Tank Removal Project.
- d. Tax Sharing Resolutions Approving and accepting negotiated exchange of property tax revenues resulting from annexation to County Sanitation District No. 22 (Annexation No. 381 and 388).
- e. Reject claim for damages from Heirs of Katie R. Greener.

END OF CONSENT CALENDAR

#### 4. PUBLIC HEARINGS

*(The following items have been advertised and/or posted. The meeting will be opened to receive public testimony.)*

- a. Joint Public Hearing of the San Dimas City Council and San Dimas Redevelopment Agency to reimburse the City for the cost of acquiring the Walker House and to pay all of the costs for its historic restoration pursuant to Section 33679 of the California Health and Safety Code.
  - 1) **RESOLUTION NO. 07-06**, A RESOLUTION OF THE SAN DIMAS CITY COUNCIL APPROVING AND AUTHORIZING THE SAN DIMAS REDEVELOPMENT AGENCY TO PAY FOR THE ACQUISITION AND HISTORIC RESTORATION OF THE WALKER HOUSE.
  - 2) **RESOLUTION NO. 184**, A RESOLUTION OF THE SAN DIMAS REDEVELOPMENT AGENCY AUTHORIZING AND APPROVING THE USE OF TAX INCREMENTS TO PAY FOR THE ACQUISITION AND HISTORIC RESTORATION OF THE WALKER HOUSE.
  - 3) Award of Cash Contract 06-07 to T. B. Penick & Sons, in the amount of \$6,513,144.00, for Walker House restoration and associated budget amendment of \$7,490,019.00.
- b. Performance Report for FY 05-06 and FY 06-07 CDBG Program Years and Proposed FY 07-08 projected Use of funds.
- c. The following items will be opened for purposes of continuing the Public Hearing to February 13, 2007, 7:00 p.m.
  - 1) Tentative Parcel Map 06-04 (061022) – Request to subdivide the property located at the southeast corner of Lone Hill Avenue and Gladstone Street into eight (8) lots for the construction of a commercial center consisting of a 148,000 sq. ft. Costco warehouse/retail facility with a tire center and gasoline service station and additional commercial uses on 22.83 acres.
  - 2) Vacation of that portion of Fifth Street extending east from Lone Hill Avenue to its terminus at the railroad right-of-way adjacent to the 57 Freeway and vacating appurtenant slope easements on the east side of Lone Hill Avenue north of Fifth Street.
  - 3) Joint Public Hearing of the San Dimas City Council and San Dimas Redevelopment Agency  
**RESOLUTION NO. 07-09**, A RESOLUTION OF THE SAN DIMAS CITY COUNCIL PURSUANT TO THE PROVISIONS OF CALIFORNIA HEALTH AND SAFETY CODE SECTION 33433 APPROVING A PROPOSED AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SAN DIMAS REDEVELOPMENT AGENCY AND COSTCO WHOLESALE, A WASHINGTON CORPORATION.  
**RESOLUTION NO. 185**, A RESOLUTION OF THE SAN DIMAS REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT WITH COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION.

**5. SAN DIMAS REDEVELOPMENT AGENCY**

- a. Oral Communications
- b. Approval of minutes for meeting of January 9, 2007.
- c. Executive Director
- d. Members of the Agency

**6. ORAL COMMUNICATIONS**

- a. Members of the Audience
- b. City Manager
- c. City Attorney
- d. Members of the City Council
  - 1) Report on Meetings
  - 2) Appoint delegate to Foothill Transit Zone Joint Powers Authority.

**7. CLOSED SESSION**

**Adjourn to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:**

- a. Property: Southeast corner of Lone Hill Avenue and Gladstone Avenue  
Negotiating Parties:  
For Agency: Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown,  
City/Agency Attorney.  
For Property: Steve McArthur, Northwest Atlantic - Costco  
Under Negotiation: Possible sale of property and terms and conditions of City/Agency possible participation.

**b. 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

**8. ADJOURNMENT**

The next meeting is on Tuesday, February 13, 2007, 5:30 p.m. for a study session on speed bumps.

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**POSTING STATEMENT:** ON JANUARY 19, 2007, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE) AND THE CITY'S WEBSITE AT [WWW.CITYOFSANDIMAS.COM](http://WWW.CITYOFSANDIMAS.COM).