



**MINUTES**  
**REGULAR CITY COUNCIL**  
**TUESDAY, JANUARY 9, 2007, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVE.**

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**PRESENT:**

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

City Manager Michaelis  
City Attorney Brown  
City Clerk Rios  
Assistant City Manager of Community Development Stevens  
Assistant City Manager Duran  
Director of Development Services Coleman  
Public Works Director Patel  
Parks and Recreation Director Bruns  
Planning Manager Hensley  
Senior Engineer Garwick

**1. CALL TO ORDER**

Mayor Morris called the meeting to order at 7:04 p.m.

**2. INTRODUCTION**

- Dan Coleman – new Director of Development Services

City Manager Michaelis introduced new employees to provide assistance to complete planning projects: Dan Coleman, the new Director of Development Services, and Administrative Aides Kevin Frey and Ann Hernandez.

Mr. Michaelis said Dan joins us from City of Rancho Cucamonga, and the city is pleased to have him.

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

a. Members of the Audience

1) **Ted Powl**, President/CEO, Chamber of Commerce, reminded the City Council and the public of three events: 1) On January 18, the Mayor will provide the State of the City address. Mr. Powl noted a change from breakfast to lunch for this event at the San Dimas Canyon Golf Course. He said reservations could be made at the Chamber office at 909/592-3818; 2) On January 24, 2007, at 6:00 p.m., Citizen of the Year dinner honoring Don Green, at San Dimas Canyon Clubhouse; the cost is \$35, RSVP Chamber; 3) Chamber is hosting a Candidates Forum for nominees running for city office on Thursday, February 22,

2007, at the Senior Citizens/Community Center, starting at 6:00 p.m., voters will have a chance to meet and talk to candidates; the forum will begin at 6:30 p.m., and will be televised on Channel 3. If anyone wants additional information, they could call the Chamber office.

2) **Ginny Phillips**, 525 No. Amelia Ave., mentioned that at the last meeting, her husband, Dennis, suggested having a workshop to inform residents of what they could do on their properties. She thought that was a good idea and said city hall employees should be more helpful. She said mansionization was discussed at the Retreat and indicated the Municipal Code drives what could be built.

3) **Dennis Phillips**, reiterated that people need a place to go to find out what they could do on their property and what they are entitled to do. He indicated he went to court on a violation of probation and said this city took away approval of his project after imposing absurd conditions. He urged the Council to remedy these problems.

4) **Randy Argo**, Arizona, stated he can't get a certificate of occupancy on 213 West Third Street. He said he took exception to what Mr. Mahoney said at a previous meeting.

5) **Gary Enderle** expressed disappointment that the 600 signatures he submitted have not been addressed. At the request of Councilmember Bertone, he stated that he is in favor of restoration of the Walker House, but is opposed to the way it is being done. He indicated that the public was misinformed about where the money is coming from for the restoration of the Walker House. He said there is a wide range between the two bidders, and suggested getting a third bid.

Mayor Morris replied that it is not uncommon to have a wide range in the public works bids. He stated the city is obligated to award to the low bidder. He said since the bidders were pre-qualified on the Walker House, the city does not have a basis to reject the bids and solicit a third bid. He added that the San Dimas Redevelopment Agency raises money in two ways - by selling bonds or borrowing from the surplus reserves of the general fund.

Mr. Enderle added that all the projects of the Redevelopment Agency have generated money, but he doubts the Walker House could generate enough income to pay for ongoing expenses.

6) **Steve Kaufman**, 2336 Terrebonne, inquired why the City would spend over 35% of the general fund on the restoration of the Walker House and how would the Redevelopment Agency pay back the general fund.

Mayor Morris explained the Redevelopment Agency could borrow money from the general fund or from a different source and repay from revenue generated by tax increments.

City Manager explained that when the Redevelopment Agency formed, a portion of the 1% property tax goes directly to the Agency and does not affect the City's property tax revenue.

City Attorney Brown explained that when the Agency acquires a property, such as the Target Center, it is conveyed to a developer that improves the property which will generate increased property taxes. He said property taxes do not generate sales taxes which go into the general fund and are used for parks, public safety, street improvements, etc.. That is a separate source of funding, however, the Redevelopment Agency is responsible for creating that base of tax revenue. He mentioned that the Agency created condos above the Hardware Store that contribute to the historic part of downtown.

Councilmember Ebner added that money going into redevelopment funds cannot be used for programs such as street improvement unless it is for redevelopment purposes. He said reserves do not come from housing components.

Mayor Morris stated the Agency owns the second floor of the Hardware Store and rents are subject to low to moderate income, and therefore are not revenue producing; however, the payoff is in increased property value. He explained that properties are acquired to eliminate blight to encourage economic growth and preservation, and is paid through tax increments. He explained that Redevelopment Agencies are a way to get a fair share of the 1% property tax that would otherwise go to the County.

Mr. Kaufman said Councilmember McHenry is retiring and there will be a vacancy on the Council. He encouraged the public to vote on March 6, 2007.

#### **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.)

Mayor Morris reported a correction was made to Resolution No. 07-03 to insert the word "is" on page one, paragraph 5.

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

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **No. 07-02**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF DECEMBER 2006 AND JANUARY, 2007.
  - (2) Los Angeles County Metropolitan Transportation Authority (Metro) 2007 Call for Project Transportation Funding for Foothill Boulevard Bridge Widening Project at San Dimas Wash
    - (1) Letter of Support
    - (2) **Resolution No. 07-03**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AUTHORIZING THE CITY MANAGER TO SUBMIT A FUNDING APPLICATION IN RESPONSE TO THE TO LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY'S 2007 CALL FOR PROJECTS.
- b. Approval of minutes for special meeting of January 3, 2007.
- c. Rejection of claim for damages from Raffi Iknadossian.
- d. Rejection of claim for damages from Gabriela Martinez.
- e. Rejection of claim for damages from Paulette Madison.
- f. Award of Cash Contract No. 2006-11 to Rite-Way Roof Corporation, in the amount of \$37,881.00, for Senior Citizen/Community Center Multi-Purpose Room Re-Roof project.

END OF CONSENT CALENDAR

#### **5. SAN DIMAS REDEVELOPMENT AGENCY**

Mayor Morris recessed the regular meeting at 8:08 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The meeting reconvened at 8:09 p.m.

## 6. ORAL COMMUNICATIONS

### a. Members of the Audience

No one came forward to speak.

### b. City Manager

No report.

### c. City Attorney

#### 1) Report on Fox Project Grove Station L.L.C., San Dimas Avenue.

City Attorney Brown reported that the City, through the San Dimas Redevelopment Agency, paid \$1,515,000 to acquire two properties necessary for the construction of the Fox project. He stated that the Agency received back from the developer all moneys plus attorneys fees.

### d. Members of the City Council

#### 1) Report on Meetings

Councilmembers did not attend any meetings.

#### 2) Report on Homeless Shelter Program.

Councilmember Ebner reported that Los Angeles County revealed that last year 82,000 men, women and children went homeless. He said the City of San Dimas wants to help people find shelter and food during the cold winter months. He listed homeless services and shelter locations available in the area and said information is available from Diana Kasuyama, 909/394-6207 at the City of San Dimas Housing Section, Debbie Yasher at the San Dimas Library, and will be posted on the City's website at [www.cityofsandimas.com](http://www.cityofsandimas.com).

Mayor Morris mentioned the chuck wagon lunch is another source of food. He said a talented musician chooses to be homeless.

Mayor Pro Tem Templeman recommended this information be provided to the Sheriff's Department.

**Ted Powl**, President/CEO, Chamber of Commerce said these agencies have a limited amount of money and for those who could afford to help, the Golf Tournament provides the opportunity to contribute funds.

3) Mayor Pro Tem Templeman said he had a discussion with Captain Curtis about overnight parking permit renewals and mentioned that several residents who have an overnight parking permit do not utilize their garage to park their vehicles. He said once Parking Control Officers are hired, they could sit down with Captain Curtis to clearly identify their role on how to manage this issue.

4) Mayor Pro Tem Templeman said many Malibu homes and personal belongings were destroyed by fire. He suggested the Fire Department send letters reminding residents to clear the brush around the foothill areas. He stated that we must all be vigilant during the dangerous fire season.

5) Councilmember Ebner said the Walker House will be on the next agenda and recommended that staff clearly explain the financial capacity and funding.

## 7. CLOSED SESSION

Mr. Brown announced that there would be no closed session.

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. Report on closed session

There was no closed session.

## 8. ADJOURNMENT

The meeting was adjourned at 8:24 p.m. The next meeting is on Thursday, January 18, 2007, 7:30 a.m. for a meeting with Supervisor Antonovich.

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Mayor of the City of San Dimas

ATTEST:

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City Clerk