



AGENDA
REGULAR CITY COUNCIL /
REDEVELOPMENT AGENCY MEETING
TUESDAY, JULY 22, 2008, 7:00 P. M.
COUNCIL CHAMBERS, 245 E. BONITA AVE.

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Emmett Badar
Councilmember Denis Bertone
Councilmember John Ebiner
Councilmember Jeff Templeman

1. CALL TO ORDER AND FLAG SALUTE

2. PRESENTATIONS

❖ Galen Gillotte, Children's Librarian, San Dimas Library

3. ORAL COMMUNICATIONS (Members of the audience are invited to address the City Council on any 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. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

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 or audience requests separate discussion.)

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

(1) **RESOLUTION NO. 08-44**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF JULY 2007.

(2) Amend Resolution 08-36 Pay Plan and Reimbursement Schedule for the addition of a part time Senior Recreation Leader, part time Administrative Secretary/Deputy City Clerk and part time Departmental Assistant/Deputy City Clerk job classification and salary range:
RESOLUTION NO. 08-45, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING AND EXTENDING THE PAY PLAN AND REIMBURSEMENT SCHEDULE FOR CITY EMPLOYEES

b. Approval of minutes for the regular City Council meeting of July 8, 2008.

c. Traffic Signal Modifications for San Dimas Avenue Street improvements from Arrow Highway to Railroad Crossing - Waiver of Formal Bid Process to purchase Signal poles from Pacific Lighting Sales/Ameron Pole Manufacturing.

- d. Consider approval of Out-of-State conference expenses exceeding \$1,000.
- e. Approve Concrete Maintenance Contract with YAKAR, Inc. - Contract Extension and Annual Cost of Living Adjustment of 3.3%.
- f. Approve Asphalt Maintenance Contract with PAVECO Construction, Inc. - Contract Extension and Annual Cost of Living Adjustment of 3.3%.
- g. Reject claim for damages from Darrell Lopez.

END OF CONSENT CALENDAR

5. ORDINANCES

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

(1) **ORDINANCE NO. 1181**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE SAN DIMAS MUNICIPAL CODE (MCTA 08-02) BY AMENDING CHAPTER 18.528 (SPECIFIC PLAN NO. 17) TO CONDITIONALLY PERMIT ACCESSORY CONVENIENCE STORES UP TO 1,000 SQUARE FEET. **SECOND READING AND ADOPTION**

6. PLANNING/DEVELOPMENT SERVICES

- a. A request from San Dimas Montessori School to initiate an amendment to the Single Family Zone to allow day care centers.

7. OTHER MATTERS

- a. City Hall Project Phase I Program and Construction Manager-At-Risk Services Professional Services Contract.

8. SAN DIMAS REDEVELOPMENT AGENCY

- a. Oral Communications (*This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.*)

- b. Public Hearing

Consider approval of Second Implementation Agreement to OPDDA with Grove Station LLC

RESOLUTION NO. 189, A Resolution of the San Dimas Redevelopment Agency approving a Second Implementation Agreement to the Owner Participation and Disposition and Development Agreement by and between the San Dimas Redevelopment Agency and Grove Station LLC. (**THIS ITEM WAS CONTINUED FROM JULY 8, 2008.**)

- c. Approval of minutes for July 8, 2008 meeting.
- d. Executive Director
 - 1) Monthly update on Walker House.

- e. Members of the Agency

9. ORAL COMMUNICATIONS

- a. Members of the Audience (*Speakers are limited to five minutes or as may be determined by the Chair.*)
- b. City Manager
- c. City Attorney
- d. Members of the City Council
 - 1) Councilmembers' report on meetings attended at the expense of the local agency.
 - 2) Individual Members' comments and updates.

10. CLOSED SESSION

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

a. CONFERENCE WITH REAL PROPERTY NEGOTIATION

- Property: Discussion regarding potential property acquisition involving Vista Verde Ranch property generally located in the unincorporated county area adjacent to and north of the development in Via Verde.
- Negotiating Parties:
- For City: Blaine Michaelis, City Manager, Larry Stevens, Assistant Manager Development Services, and J. Kenneth Brown, City Attorney; Assistant City Manager of Community Development.
 - For Seller: Daniel Singh; Rivers and Mountains Conservancy; and Tzu Chi Buddhist Foundation.
- Under Negotiation: Terms and conditions of sale of grant application involving potential acquisition of land and possible City participation.

b. CONFERENCE WITH REAL PROPERTY NEGOTIATION

- Property: Fox Project Grove Station L.L.C., San Dimas Avenue
- Negotiating Parties:
- For Agency: Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown, City/Agency Attorney; Assistant City Manager of Community Development.
 - For Property: William Fox; Jide Alade
- Under Negotiation: Terms, conditions, pricing and allocation of affordable units and/or Agency participation.

- c. Report on closed session items.

11. ADJOURNMENT

The next meeting is on August 12, 2008, 7:00 p.m.

AGENDA STAFF REPORTS: COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET: <http://cityofsandimas.com>

SUPPLEMENTAL REPORTS: AGENDA RELATED WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE JUNE 8, 2008 AGENDA PACKET SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY CLERK'S OFFICE AT 245 EAST BONITA AVENUE DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

HEARING ASSISTANCE: THE CITY OF SAN DIMAS CITY COUNCIL CHAMBERS IS EQUIPPED WITH A HEARING ASSISTANCE SYSTEM. PLEASE CONTACT THE CITY CLERK (909) 394-6216 TO CHECK OUT A RECEIVER.

POSTING STATEMENT: ON JULY 18, 2008, 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.