



MINUTES
SPECIAL MEETING OF
CITY COUNCIL/SAN DIMAS
REDEVELOPMENT AGENCY
TUESDAY, SEPTEMBER 9, 2008, 5:45 P. M.
CITY COUNCIL CONFERENCE ROOM
245 E. BONITA AVE.

PRESENT:

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

City Manager Blaine Michaelis
City Attorney J. Kenneth Brown
City Clerk Ina Rios
Assistant City Manager of Community Development Larry Stevens
Director of Public Works Krishna Patel
Facilities Manager Karon DeLeon

Stephen Gaffney, AIA, Nestor+Gaffney Architects
Gary Chubb, Vice President, Griffin Structures Inc.

1. CALL TO ORDER

Mayor Morris called the meeting to order at 5:46 p.m.

2. ORAL COMMUNICATIONS

(For anyone wishing to address the City Council on an item on this 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 three minutes or as may be determined by the Chair.)

- a. Members of the Audience

There were no comments.

3. STUDY SESSION

- a. Study Session regarding the City Hall Expansion Project.

City Manager Michaelis introduced Architect Stephen Gaffney to illustrate the city hall plans and at conclusion escort the City Council on a tour of the building to provide a visual of the proposed changes.

Stephen Gaffney, AIA, Nestor+Gaffney Architects, provided a detailed narrative of the site plans including existing topography, city hall plaza, trees, and framework. He reviewed the proposed two-level parking structure on the east side, and addressed handicap parking. In keeping with the downtown, he suggested installing diagonal parking on in front of city hall to calm traffic, and to activate Bonita Avenue as a main entrance to city hall.

In response to Council, Mr. Gaffney said the primary entrance must be handicap accessible and the ramp could be installed in a meandering way to make the front entrance work. He outlined the three tasks for the twenty-year plan and said they have exceeded the original needs assessment and the total square footage has been projected beyond 2015.

Mr. Gaffney said some issues such as the loading dock and disposal truck still need to be addressed. He said a study will be conducted for cost estimates and benefits and will be reported to the City Council in the future; but costs keep rising and the goal now is to let everything else go forward.

To address security of the building, Mr. Gaffney suggested using key cards to secure access to the building while permitting public access to meeting rooms.

City Manager Michaelis provided a financial overview of the general fund reserve and proposed that the city hall remodel be a cash project. In his figures, he added in future fund balance growth and expenditures and said the City is in a comfortable financial position to pay for this project.

In response to Council, **Gary Chubb**, Vice President, Griffin Structures Inc. said Griffin Structures would conduct the cost estimates and go through a public bid process. Mr. Michaelis said staff will be aware of construction costs and will set aside funds to cover those costs.

At 6:54 p.m. the City Council took a tour of the building and Mr. Gaffney presented a visual picture of the plans.

4. ADJOURNMENT

Mayor Morris adjourned the meeting at 6:59 p.m. The next City Council meeting is September 9, 2008, 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk