



MINUTES
SPECIAL MEETING OF
CITY COUNCIL/SAN DIMAS
REDEVELOPMENT AGENCY
TUESDAY, MARCH 10, 2009, 5:30 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 (Arrived at 5:38 p.m.)
Councilmember Jeff Templeman

City Manager Blaine Michaelis
City Attorney J. Kenneth Brown
City Clerk Ina Rios
Assistant City Manager of Community Development Larry Stevens
Assistant City Manager Ken Duran
Director of Development Services Dan Coleman
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns
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 5:36 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. Review options, receive recommendations, and provide direction regarding the proposed renovation and expansion of city hall.

City Manager Michaelis distributed a packet of detailed cost estimates for the city hall expansion project and explained the different elements of the project to help evaluate and customize the financial plan to pay for the renovation and expansion. He reviewed various options along with an array of alternatives to address the cost.

In response to Council, Gary Chubb, Vice President, Griffin Structures, Inc., replied that the estimate carries a contingency to allow the design to fall to what the project may need.

Mayor Morris expressed concern about paying from the general fund reserves in these uncertain economic times and suggested financing the project.

Councilmember Templeman expressed concern with the ability to pay the general fund expenses than unrestricted funds for the project. He commented that community space is needed and the City would be better off maximizing use of space in the building and redesigning the plaza, but he

was reluctant to approve \$1.9 million for the parking structure. He mentioned that in this economy, he could expect to get good bid numbers.

Mayor Pro Tem Badar inquired about the need to spend this type of money when the economic environment is unstable. Mayor Morris replied that this project has been planned for several years and staff has appropriately managed funds. He added that the building is in dire need of renovation and the remodel should last 30 years or more.

City Manager Michaelis said one benefit of borrowing is that the City maintains its cash position and after five years, the City could pay a portion of the loan and not carry cost items. He requested direction from Council to authorize the architect to prepare plans for a one-story or two-story design, and the architect would come back with guaranteed maximum pricing in July, and when the bids come in, it would go to Council for final decision.

The City Council expressed reluctance to expend the funds in these uncertain economic times.

Director of Development Services Coleman said the architect has been on hold for about three months and until a decision is made, cannot complete the design and get a price determination.

RECESS

Mayor Morris recessed the study session at 6:59 p.m. to convene the regular meeting of the City Council. The study session reconvened at 8:36 p.m.

Further discussion ensued on the cost of the interior renovation, one-story addition versus a two-story addition, the parking structure, and furniture.

City Manager Michaelis replied to Council that the architect would design the project, and guarantee the project would be built for less than \$11.7 million.

After further discussion on the design of the building, whether or not to add two stories and a parking structure, it was the consensus of the City Council to direct staff to proceed with a two-story building and plaza design as an alternate, and to exclude the parking structure.

Mayor Pro Tem Badar inquired about the desire to erect a Veterans Memorial. Mayor Morris suggested designing the plaza to accommodate a public art opportunity.

Mr. Gaffney said he would not get into a specific design, but could make provisions for the art opportunity.

4. ADJOURNMENT

Mayor Morris adjourned the meeting at 8:59 p.m. The next City Council meeting is Tuesday, March 10, 2009, 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk