



MINUTES
SPECIAL MEETING OF
CITY COUNCIL/SAN DIMAS
REDEVELOPMENT AGENCY
TUESDAY, APRIL 14, 2009, 8:30 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 Ebiner
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 8:32 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. Receive report from the architect and staff regarding work to explore alternatives for the city hall expansion project. Provide direction.

City Manager Michaelis stated staff has been working with the Architect to explore alternatives on how to better structure and conceptualize the city hall expansion project. He said the focus has been to evaluate the minimum project requirements, how phasing may affect the project and costs, what alternatives will give more flexibility in decision making and what strategy is most cost effective.

Stephen Gaffney, AIA, Nestor+Gaffney Architects, compared two sets of plans - the first plan to renovate city hall was presented to the City Council in October 2008 at a cost of \$11.7 million for the building and \$900,000 for the Plaza; and the current proposed project includes plans for a one-story building that meets all the project needs, with the exception of community rooms, and does not include a parking structure. He added that employees would be required to move out of the building during construction.

Mr. Gaffney responded to Council's questions that the project could be phased and staff could be moved into trailers for approximately 16 months. He further replied that the project includes electrical, plumbing, and telephone wiring throughout the space. He mentioned that Phase I would cost approximately \$6.8 million and Phase II would cost approximately \$6.2 million, in addition to \$1 million for moving expenses.

Councilmember Templeman stated he would like to minimize disruption to employees and constituents and if the project is phased, it would add to the time disrupting service to constituents and annoyance to staff. Mayor Morris did not see phasing as an advantage.

Mr. Gaffney presented additional options and suggestions to add community rooms and restrooms for the City Council's consideration.

In response to Mayor Pro Tem Bertone, Parks and Recreation Director Bruns stated that community rooms are needed. She said space has been maximized and if space were expanded, it would be utilized.

Discussion continued on ways to accommodate additional community space; budgetary concerns; loss of courtyard space; use of Council Chambers; and the idea to divide the Plummer Building for multiple uses.

In response to Councilmember Templeman, Mr. Gaffney said unless diagonal parking is installed on Bonita Avenue, the front of city hall will never be a primary entrance.

City Manager Michaelis said the guaranteed maximum price would be known in September; the budget would be completed prior to June 30, and no financial commitment will be made until the building process begins. He added that when the time comes for a decision, several alternatives will be available to find a suitable plan.

It was the consensus of the City Council that the proposed concept be developed and have the architect bring back plans and the City Manager bring back a financial analysis for Council's consideration.

Ron Kranzer would like the Plaza preserved and he suggested combining the Plaza with an Amphitheatre which would be in close proximity and viewed as part of the overall civic center.

Alline Kranzer said people wander around the Plaza area and admire the trees during the daytime. She thought Mayor Morris had a great idea for the underutilized Council Chambers.

Mr. Gaffney said with a limited budget, repairs can be made to the Chambers and will not change the functionality of space. He said now that he has the Council's direction, he will stop the design of the basement and develop the concept of the project into a one-story building. would require minimal encroachment into the Plaza;

4. ADJOURNMENT

Mayor Morris adjourned the meeting at 9:54 p.m. The next City Council meeting is Tuesday, April 28, 2009, 6:00 p.m. for a study session on Planning Matters.

Respectfully submitted,