



**MINUTES**  
**SPECIAL MEETING OF**  
**CITY COUNCIL/SAN DIMAS**  
**REDEVELOPMENT AGENCY**  
**TUESDAY, JULY 14, 2009, 5:30 P. M.**  
**CITY COUNCIL CONFERENCE ROOM**  
**245 E. BONITA AVE.**

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**PRESENT:**

Mayor Curtis W. Morris  
Mayor Pro Tem Denis Bertone  
Councilmember Emmett Badar  
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  
Assistant City Manager Ken Duran  
Director of Development Services Dan Coleman  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns

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 5:39 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 revised plans for the proposed addition to the Plummer Building and plaza design - provide feed back and direction regarding the plans. Review space needs study behind the sizing of the city hall expansion. Update regarding financing alternatives for the project. Note: this study session is to provide an update and report on the project - the ultimate decision regarding the city hall expansion will be made at a later date.

**Stephen Gaffney**, AIA, Nestor+Gaffney Architects presented detail on the revised proposed plans to extend/remodel the Plummer building and Plaza area from 3,000 square feet to 5,000 square feet and turn the facility into a more functioning building and Plaza space.

Mr. Gaffney responded to Council about keeping the existing footprint, bringing it up to health code standards while saving money, and said he is working with the consultant to deal with hazardous materials.

Mr. Gaffney highlighted the Plaza design with two stages and pocket areas for the various activities. He said the Plaza would have perimeter trees and more open space on a pervious surface. He presented options for placement of the water feature and memorial, and asked for Council's feedback.

The City Council inquired about the monopole flagpole, and suggested a relief sculpture for the memorial and planting shade trees. They discussed issues with the water feature such as sewer connection; continuous maintenance, and water costs.

Mr. Gaffney stated that shade and glare could be addressed and space could be created for the fountain and memorial.

City Manager Michaelis summarized the process used to analyze an appropriate size for the city hall facility that included not simply creating additional space for employees and conference rooms, but also addressing anticipated growth, computer needs, outdated electrical and plumbing, and a number of other staff functions to achieve an efficient use of space to better serve the public.

Mr. Michaelis provided a brief update and options on how the project could be financed. He said staff is recommending adopting a resolution that would allow paying cash for construction of the building and financing \$10 million or more.

Mr. Michaelis responded to Council that the City has \$18.8 million cash reserves and a surplus in the Redevelopment budget.

Mayor Morris thought a more conservation position would be to borrow funds and keep the cash reserves.

#### **4. ADJOURNMENT**

Mayor Morris adjourned the meeting at 6:58 p.m. The next City Council meeting is Tuesday, July 14, 2009, 7:00 p.m.

Respectfully submitted,

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Ina Rios, CMC, City Clerk