



MINUTES
SPECIAL MEETING OF
CITY COUNCIL/SAN DIMAS
REDEVELOPMENT AGENCY
TUESDAY, JANUARY 26, 2010, 6:00 P. M.
CITY COUNCIL CONFERENCE ROOM
245 E. BONITA AVE.

PRESENT:

Mayor Curtis W. Morris
Mayor Pro Tem Denis Bertone
Councilmember Emmett Badar
Councilmember John Ebner (arrived 6:12 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

1. CALL TO ORDER

Mayor Morris called the meeting to order at 6:13 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

No one from the audience spoke.

3. STUDY SESSION

- a. City Hall, Community Building and Plaza renovation and expansion project; review of temporary city hall budget, recommendations to allocate the necessary funds for the relocation, and request preliminary direction regarding financing approach for the entire project.

City Manager Michaelis outlined three objectives for the Temporary City Hall (TCH) and requested direction for staff to finalize a financing strategy for the project. Staff will bring back the final proposal on February 23.

Assistant City Manager Duran said the work will be completed February 1st on the Levitz building and the Relocation Committee and Sub-Committees are tracking and overseeing tenant improvements and coordinating the move with employees. He itemized the budget to address costs for relocating and maintaining a temporary city hall during the 12 months of construction and recommended a budget of \$300,000 from Fund 12. He said the move will occur March 5-7, and is recommending the closure of city hall all day Friday, March 5 through 1:00 p.m. on Monday, March 8th to allow workers to pack, move, and set up their work stations.

In response to Council, Mr. Duran outlined the publicity schedule and said once the contract is awarded he will meet with the moving contractors to finalize the moving schedule.

He added that the City Council meetings will be held in the Senior Citizens/Community Center and funds have been identified to augment the electronic equipment to televise the meetings. He said the Planning Commission meetings will be conducted at the Sheriff's Station EOC Center.

In response to Councilmember Templeman, Mr. Duran assured him that confidential data will be escorted during the move and safeguarded in a secure vault at the site.

Mr. Michaelis reported experiencing favorable bids on recent street projects resulting in savings to Fund 12. Mr. Michaelis recommended that relocation costs be appropriated from savings achieved from favorable bid results in Fund 12.

Mayor Pro Tem Bertone opposed funding the relocation costs from Infrastructure Fund 12 which is dedicated for street maintenance projects.

Mayor Morris agreed that funds should not be allocated from Fund 12; he suggested procuring funds from the General Fund.

City Manager Michaelis stated that bids for the rehabilitation project are scheduled to be opened at 2:00 p.m. on Thursday, January 28, 2010 and preliminary numbers for the project will be available. Mr. Michaelis proposed several alternatives for financing the city hall project: 1) keep \$12 million in reserves; 2) use money above the \$12 million reserve toward the project and borrow \$7.5 million to cover the \$13 million renovation and construction project costs; 3) Maintain an option to pay off the borrowed funds after 10 years. He reviewed in detail the various financing options available and requested direction to prepare a financing plan for the project. He stated the final financing plan will be determined at the time the City Council considers the award of bids for the project, which is scheduled for February 23, 2010.

After further discussion on the options available, it was the consensus of the City Council to direct staff to pursue a 15 year Lease/Purchase plan with a fixed rate.

4. ADJOURNMENT

Mayor Morris adjourned the meeting at 7:01 p.m. The next City Council meeting is Tuesday, January 26, 2010, 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk