



MINUTES
SPECIAL CITY COUNCIL MEETING
TUESDAY, FEBRUARY 23, 2010, 5:30 P. M.
CITY COUNCIL CONFERENCE ROOM
245 E. BONITA AVE.

PRESENT:

Mayor Curtis W. Morris (arrived at 5:35 p.m.)
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

John Sorcinelli, Design Source Studios
Stephen Gaffney, AIA, Nestor+Gaffney Architects
Gary Chubb, Vice President, Griffin Structures Inc.

1. CALL TO ORDER

Mayor Pro Tem Bertone called the meeting to order at 5:34 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.)

- a. Members of the Audience

None spoke.

3. STUDY SESSION

- a. Request from Tom Nuss of the HEROES organization - request to support their call for volunteers and donors for their permanent memorial project.

Mr. Tom Nuss said the HEROES Organization has embarked on a task not only to have banners honoring individuals currently serving in the military, but to erect a permanent memorial honoring all Veterans in the community. He said while there has been a dedicated cadre of volunteers to support this effort, there is a need to enlarge the base of volunteers and he asked the City Council to sign the letter asking people in the community to support this endeavor. He anticipates that letters will be sent to individuals who have indicated their support in the past. He would be happy to answer any questions that Council may have.

The Mayor and City Councilmembers expressed their willingness to sign the letter and Mr. Nuss distributed the appropriate letters for their signatures.

Mr. Nuss thanked the City Council and said the information has gone out to the Architect and hopefully within the next three weeks the HEROES organization will be able to present to the City Council renderings of the permanent memorial.

In response to Councilmember Badar, Mr. Nuss said materials have been purchased and the sign has been made.

- b. Review of bid results regarding the City Hall, Plaza, and Community Building renovation and expansion project. Formal action regarding the award of bid to take place during the regular council meeting at 7 pm.

City Manager Michaelis stated that formal bids will be considered at the regular City Council meeting at 7:00 p.m. He reported that the bidding process has been completed with respect to the project's pre-qualified bidders and the successful 35 sub-trades must enter into individual contracts administered by Griffin Structures and Swinerton Builders.

Mr. Michaelis reviewed the process and said although in some instances bid results were contested and bids were withdrawn, staff sorted and ended with 35 qualified and responsive low bidders. Staff explored the cost of adding and considering bid alternates, and because bids came in favorably, at the regular meeting staff will recommend proceeding with bid alternates, with the exception of Skylights. He said the Guaranteed Maximum Price is over \$13 million, however, since the bids came in favorably, including the recommended bid alternates, there is the potential of adjusting the GMP to the amount of \$12.7 million.

Mr. Michaelis said at the January 26 City Council meeting, it seemed that there was consensus to borrow \$7.5 million for 15 years, with the option to pay the loan within ten years, and finance up to \$5.5 million from the City's General Fund reserves. He asked if there is consensus on these points so he is able to secure and bring back final numbers to the City Council.

Mr. Michaelis responded to Council regarding reducing borrowed money, and financing costs, furnishings, architect fees, and the first phase of Griffin Structures that are not included in the \$12.7 million. He said \$221,000 has been budgeted for furniture and requires appropriation of funds.

In response to Councilmember Ebner, Mr. Michaelis replied that staff estimated \$307,000 to rebuild the parking lots, however, the contractors are performing other portions of work which allows them to take advantage of completing alternate tasks at a favorable rate.

In response to Mayor Pro Tem Bertone, Mr. Gaffney replied that ADA compliant curbs will be rehabilitated in front of the Senior Citizen/Community Center.

Councilmember Ebner suggested waiting on the parking lots and considering alternate bids on a separate basis.

- c. Consideration of a potential Façade Improvement program for Downtown San Dimas.

Assistant City Manager Stevens reported that due to lack of participation, the prior Downtown Façade Program (FAB) was placed on hold. The program is designed to encourage existing businesses to maintain the structural integrity and to aesthetically conform to the Town Core Guidelines. Mr. Stevens stated that current deteriorating conditions on some facades indicate the need for a new strategy. He said staff was authorized to contract for architectural services to evaluate alternatives to address concerns related to several failures of aging facades and six

possible approaches were identified. Mr. Stevens outlined the features of the program and recommended a revised façade program for the Downtown area of San Dimas; target seven identified properties for the first year of the program; and make available approximately \$250,000 for the program in FY 2009-10.

In response to Mayor Pro Tem Bertone, Mr. Stevens said owners are not required to build a new façade, however, they are required to address safety concerns. He added that every circumstance is different and it is important to not have only one program but to offer flexible options to provide the best opportunity for owners to take advantage of the program. He said the program should focus on one to three façade options.

In response to Councilmember Templeman, Mr. Stevens proposed that the City provide design assistance and negotiate how to structure the grant or loan.

In response to Council, Mr. Stevens replied that there are creative methods of exchanging funds such as purchasing an easement, structuring a deferred loan that can be forgiven over a period of time. He said owners must be encouraged to participate. He added that at the Council/Staff Retreat, the City Council directed staff to not eliminate wooden sidewalks and encouraged staff to find a way to use other materials.

Mr. Stevens said that about \$250,000 should be available in the current RDA budget to allow about four façades to be renovated and additional funds could be provided in the FY 2010-11 budget. He suggested work should first be completed on those façades that are in dire need.

In response to Mayor Pro Tem Bertone, Mr. Stevens replied that renovating the façades to a historic 1910-1920 period would depend on the materials used on and the condition of the building.

Mayor Morris invited members of the audience to comment.

1) **Jerry O'Malley**, O'Malley's Flowers, asked if the estimate included the glass door. Mr. Stevens said staff would look at each circumstance and make a design decision in consideration of budget and how it should be addressed.

Councilmember Templeman said he would like to be able to see the original quaint sign behind the façade. He would like to keep an historic theme that could be enjoyed by many people coming into town.

2) **Paula Donahuy**, Heart of the Village Antique Mall, said it is cost prohibitive to renovate the façade.

3) **Sam Acosta**, Bonita Antiques Town, said Pat Meyers owns the building and inquired why boards are not removed since the wood is deteriorating.

In response to Mayor Pro Tem Bertone, Mr. Stevens said the owners are willing to work with staff; however, this is a situation where financial resources are limited.

Councilmember Badar asked if the majority of work could be done with the businesses open. Mr. Stevens said it is unlikely the businesses would be required to close during façade renovations.

4) **Pat Meyers**, Quality Instant Printing said he is satisfied with wood.

5) **Daniel Flanders** said he owns Wagon Wheel Square and would like a theme of the West to draw people into the area.

It was moved by Mayor Pro Tem Bertone, seconded by Councilmember Ebner, to design and bring back to the City Council for consideration a new Façade program for the Downtown area.

In response to Ms. Donahuy, Mr. Stevens replied that staff will blend the western component with an historic component. Mr. Sorcinelli stated the design will be Early California or Mission Style Stucco.

The motion carried 5.0.

4. ADJOURNMENT

Mayor Morris adjourned the meeting at 6:59 p.m. The next meeting is on Tuesday, February 23, 2010, 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk