



MINUTES
SPECIAL CITY COUNCIL
TUESDAY, FEBRUARY 8, 2011, 6:00 P. M.
MULTI-PURPOSE ROOM
SENIOR CITIZEN/COMMUNITY CENTER
201 E. BONITA AVE.

PRESENT:

Mayor Curtis W. Morris
Mayor Pro Tem John Ebiner
Councilmember Emmett Badar
Councilmember Denis Bertone
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
Housing Manager Diana Kasuyama

1. CALL TO ORDER

Mayor Morris called the meeting to order at 6:03 p.m..

2. ORAL COMMUNICATIONS (Members of the audience are invited to address the City Council on any item not on the 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. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time and ask to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

There were no comments.

3. STUDY SESSION PLANNING MATTERS

a. Sales and marketing procedures for Agency owned housing in the Grove Station project.

City Manager Michaelis introduced Housing Programs Manager Kasuyama who prepared an outline with the proposed sale of the units.

Housing Programs Manager Kasuyama summarized a preliminary schedule of events for the sale of the four Agency owned units in the Grove Station project and said the marketing and sales efforts will be guided by the Agency's Ownership Housing Program Policies and Procedures manual, created by Housing Consultant Kathe Head. Ms. Kasuyama said of five lenders contacted, four have expressed interest in participating in the Request for Proposal process and it is staff's intention to initiate the

marketing plan in March for 30 days. Interested buyers will be invited to tour the units and eligible buyers who meet the program requirements and preferences will be entered in a lottery drawing and referred to the program lenders(s) for financing. Ms. Kasuyama requested that Council direct staff to proceed with the sales and marketing strategies as outlined.

Ms. Kasuyama, City Manager Michaelis and Assistant City Manager Stevens responded to specific questions by the City Council as it relates to pre-qualifications, recommended down payment, an appeal process, contingency foreclosure, preference to first time home buyers, and lender selection process.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Ebiner, to define a down payment of 5%, and not more than 10%. The motion carried unanimously.

In response to Mayor Pro Tem Ebiner, Assistant City Manager Stevens replied that in the first round, staff will accept applications that meet the one year residency and first time home buyer requirements. If the four units are not sold during that initial process, a second application process will be opened to the public.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Ebiner, to authorize staff to proceed with sales and marketing strategies for the four Agency owned units in the Grove Station project and to limit the lottery, with the preference for the first selection to be both residents of San Dimas in excess of one year and first time home buyers, who will be prequalified and determined by staff. The motion carried unanimously.

b. Update on the Façade Program in the Downtown.

Assistant City Manager of Community Development Stevens highlighted concerns that arose during meetings with Bonita Corridor property owners identified as first and second year priorities in the Downtown Façade Program. Mr. Stevens said the Shoemaker Trust is not interested in the program and mentioned that several merchants are looking at the rebate option and one loan. He said additional meetings have been scheduled to refine outstanding concerns and stated that all cases will be taken through the Development Plan Review process.

Mr. Stevens responded to Council's questions concerning lead abatement, wood option, prevailing wages, waiving fees and permits, rebate options, loan options, and available funding.

12. ADJOURNMENT

Mayor Morris adjourned the meeting at 6:58 p.m. The next meeting is February 8, 2011, 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk