



**MINUTES
REGULAR CITY COUNCIL
SUCCESSOR AGENCY
HOUSING AUTHORITY MEETING
TUESDAY MAY 14, 2013, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.**

6:30 p.m. Every 15 Minutes Reception in the City Hall Lobby

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Denis Bertone
Councilmember Emmett Badar
Councilmember John Ebiner
Councilmember Templeman

STAFF:

City Manager Blaine Michaelis
City Attorney Ken Brown
Assistant City Manager of Development Services Larry Stevens
Assistant City Manager Administrative Services Ken Duran
Director of Parks & Recreation Theresa Bruns
Director of Public Works
Deputy City Clerk Debra Black

1. CALL TO ORDER AND FLAG SALUTE

Mayor Morris called the meeting to order at 7:00 p.m. and led the flag salute.

2. RECOGNITIONS

a. Every 15 Minutes Program

Mayor Morris introduced Councilmember Templeman who has been involved with the program from the start. Councilmember Templeman commended and thanked all the participants for being involved and supportive of the program. Councilmember Templeman introduced Rita Kear the Assistant School Principal who thanked the city and all of the organizations who played a big part in running the program.

Mayor Morris asked Councilmember Templeman to read the resolution being presented, after which Mayor Morris and Ms. Kear presented them to the participants.

b. San Dimas High School Coach George Duran – Daily Bulletin Girls' Soccer Coach of the Year – Mr. Duran was not present

c. Recognize Lupus Awareness Month

Mayor Morris read the resolution prepared for presentation to Kimberly Howse and then asked her to the podium.

Kimberly Howse diagnosed with Lupus spoke of living with Lupus and the work of her foundation to bring awareness about the disease to the public.

AND APPROVING A NEW PEDESTRIAN EASEMENT FOR THE SAME PURPOSE WITHIN THE SAME PROJECT SITE GROVE STATION – VILLAGE WALK (APN: 8390-018-085) AS PROVIDED BY STREETS AND HIGHWAY CODE § 8333 (c)

- d. Approval of minutes for the regular City Council meeting of April 23, 2013, Special City Council meetings of April 9, 2013 , April 18, 2013, April 23, 2013
- e. Denial of Claim for Southern California Edison
- f. Approval of Right of Way Acquisition Services with Los Angeles County Department of Public Works in the amount of \$61,000.00 under General Services Agreement – Bridge Widening, Bikeway Improvements at Foothill Blvd over San Dimas Wash (Federal Project No. BHLS 5367 (013)
- g. Adoption of Resolution 2013-28 Designation of authorized officials for Federal Certification under Federally Funded Projects

RESOLUTION 2013-28, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING AND AUTHORIZING THE CITY MANAGER, DIRECTOR OF PUBLIC WORKS AND/OR CITY ENGINEER TO EXECUTE ALL RIGHT OF WAY CERTIFICATIONS ON ALL STATE AND/OR FEDERALLY FUNDED PROJECTS, AND TO SIGN ALL STATE AND/OR FEDERAL FUNDING DOCUMENTS ASSOCIATED WITH GRANT FUNDING ALLOCATIONS PURSUANT TO MASTER AGREEMENT NO. 07-5367R BETWEEN THE CITY OF SAN DIMAS AND THE STATE OF CALIFORNIA

- h. Cash Contract 2013-01 - Pavement Preservation Chip Seal Project at Various Locations
 - 1) Budget Amendment for revenue and expenditure of up to \$64,076.00 of CalRecycle Grant funds from Infrastructure Fund for the Pavement Preservation Project
 - 2) Award of Contract for Chip Seal Project at Various Locations to Pavement Coatings Council in the amount of \$189,142.80
- i. San Gabriel Valley Council of Governments Update

END OF CONSENT CALENDAR

5. PUBLIC HEARINGS

- a. Presentation of 2013-14 Preliminary Budget – Receive public comment

City Manager Blaine Michaelis gave introductory comments on the city's spending plan for 2013-14 which starts July 1st, 2013. The theme used in preparation was "Reassess and Rebuild". City Manager Michaelis highlighted some of the financial challenges the city faced this past year that made it necessary for the city to make significant changes and reductions to allow it to move through the challenges. He further stated that staff feels they have put together a budget that will not entail any reduction in city services and allows us to meet all requirements we have. City Manager Michaelis introduced Assistant City Manager Ken Duran who gave brief explanation on how to read the budget document and outlined the budget process.

Councilmember Templeman commented that we are roughly at 85% of our general fund expenditures and that we are one of the economically sound cities in the area.

- 3. 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

Elaine Regis San Dimas Chamber of Commerce, Chairman of the Board gave an update on the Chambers recent and upcoming activities.

Amy Crow Acting Manager with San Dimas Library gave an update on the activities planned at the library.

Hiba Mouri ASB President San Dimas High School introduced Cassidy, the ASB President for next year and gave an update of activities at the high school.

Katherine Shepherd diagnosed with Lupus thanked the council for their recognition and invited everyone to the May 18th walk fundraiser at her church in Pomona.

4. CONSENT CALENDAR

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

MOTION: Councilmember Ebner requested a correction to the minutes of April 23, 2013 page three of Vice Mayor to Mayor Pro Tem. It was moved by Councilmember Bertone, seconded by Councilmember Templeman to accept, approve and act upon the consent calendar as amended and as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

RESOLUTION NO. 2013 -26, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF APRIL AND MAY 2013

- b. **RESOLUTION NO. 2013 -27, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS , CALIFORNIA APPROVING AMORTIZATION SCHEDULE FOR THE SAN DIMAS CANYON GOLF COURSE FUND FOR LOANS DUE TO THE CITY OF SAN DIMAS GENERAL FUND AT 2% INTEREST UNTIL FURTHER NOTICE**

- c. Vacation of an existing pedestrian easement to be used by commuters of the future Metro Gold Line Station to access a future parking structure and the acceptance of a new easement for the same purpose within the same project site Grove Station – Village Walk (APN: 8390-018-085)

RESOLUTION 2013-22, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING THE VACATION OF AN EXISTING PEDESTRIAN EASEMENT TO BE USED BY COMMUTERS OF THE FUTURE METRO GOLD LINE STATION TO ACCESS A FUTURE PARKING STRUCTURE,

Mayor Morris opened the meeting for public comment on the budget.

No one came forward.

Mayor Morris closed the public comment period.

- b. Consideration of Municipal Code Text Amendment 12-01 – A Request to amend Section 18.544.380 (Building Setbacks) of Specific Plan No. 26 to allow Accessory Structures, including carports, into the required interior property line setback

ORDINANCE NO 1220, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-01, A REQUEST TO AMEND SECTION 18.544.380 OF SPECIFIC PLAN NO. 26 TO ALLOW ACCESSORY STRUCTURES, INCLUDING CARPORTS, INTO REQUIRED INTERIOR PROPERTY LINE SETBACK FIRST READING AND INTRODUCTION

Assistant City Manager of Development Services Larry Stevens presented staff's report and explained that the changes were relatively minor permitting carports to encroach along setbacks and property lines, reduce setback from 15ft. to 10ft; and clearer written points related to interior setbacks and minor accessory buildings in terms to where they could be located. (Section 18.544.380) Staff recommends approval of MCTA 12-01.

Councilmember Ebner asked about location of the carports on the map attached to the staff report and carports at existing multifamily development projects near the project.

Assistant City Manager Stevens clarified that the lines on the map are the location of carports and that the existing multifamily development projects also have carports.

Mayor Morris opened the matter up for public hearing.

Councilmember Templeman clarified that this is only for text amendment not discussion on the project.

Mayor Morris answered only for the text amendment.

Marilyn Albert resident asked if senior apartments were going to be built.

Mayor Morris answered what has been approved is for family apartments.

Ms. Albert asked about driveway access to the project and if there was a diagram to see the setup.

Mayor Morris explained that those things are not before the council tonight and was not part of the material available tonight but staff might be able to give that information.

Assistant City Manager Stevens answered that there is one additional driveway proposed on Bonita Avenue, primarily exit only and emergency use and the primary driveway to the project will be located on San Dimas Canyon Road. Staff doesn't anticipate any increases in traffic that can't be handled by the existing street.

Councilmember Ebner asked if staff would provide Mrs. Albert with a diagram.

Mayor Morris closed the public comment period.

MOTION: A motion was made by Councilmember Bertone and seconded by Councilmember Templeman to waive further reading and introduce **ORDINANCE NO 1220, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-01, A REQUEST TO AMEND SECTION 18.544.380 OF SPECIFIC PLAN NO. 26 TO ALLOW ACCESSORY STRUCTURES, INCLUDING CARPORTS, INTO REQUIRED INTERIOR PROPERTY LINE SETBACK.** The motion carried unanimously.

Mayor Morris recessed the City Council meeting at 7:58 p.m. and convened the meeting of the San Dimas Housing Authority.

6. HOUSING AUTHORITY

- a. Assignment of Interest of VCH-San Dimas Company LLC to Avalon San Dimas L.P. Bonita Gateway Apartment Development

RESOLUTION NO 4, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIMAS AS SUCCESSOR TO THE HOUSING ASSETS OF THE DISSOLVED SAN DIMAS REDEVELOPMENT AGENCY APPROVING THE ASSIGNMENT TO AND ASSUMPTION BY AVALON SAN DIMAS, L.P. OF THE INTEREST OF VCH-SAN DIMAS COMPANY, LLC IN THE AGREEMENT FOR THE PURCHASE AND SALE OF AFFORDABLE HOUSING COVENANTS AND APPROVING THE TRANSFER OF FUNDS TO ESCROW

City Manager Michaelis gave the background on the history of the project requirement of the affordable housing units and the transaction now needed to help the project go forward.

City Attorney Ken Brown spoke of the purpose of the resolution and explained the process of the transaction and explained that the changes in the document were to add dates to make it more accurate.

MOTION: After the title was read, it was moved by Councilmember Ebiner and seconded by Councilmember Bertone to waive further reading and approve Resolution 4, Approving the Assignment to and Assumption by Avalon San Dimas, L.P. of the interest of Vch-San Dimas Company, LLC in the Agreement for the Purchase and Sale of Affordable Housing Covenants and Approving the Transfer of Funds to Escrow. The motion carried unanimously.

Mayor Morris invited Mr. Degret and the representative from Avalon Communities up to speak.

Mr. Degret thanked the council and staff for their support of the project and process.

Mayor Morris thanked Mr. Degret for the work his has put into a location that had been derelict for years. His effort has really made a difference in San Dimas and has been a positive asset to the community. The commercial aspect of the project looks good as well.

Mr. Degret responded that one of the challenges with the location was the situation with Fresh and Easy, who own their building and the land is a strong store and all indications are they will be part of what emerges.

Mark Yonder from Avalon Bay Communities shared that they are excited to be a part of this project and added that they also own the two Eades Communities in San Dimas.

Mayor Morris recessed that Housing Authority meeting and reconvened the City Council meeting at 8: 10 p.m.

7. OTHER BUSINESS

a. Successor Agency Update -Verbal Report

Assistant City Manager Ken Duran provided the update for the Successor Agency:

- Appeal hearing for the Walker House LLC on April 30th, with decision by May 15th

8. ORAL COMMUNICATIONS

a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)

No one came forward

b. City Manager

Mayor call in show next broadcast May 30th, 2013

c. City Attorney

Nothing to report

d. Members of the City Council

1) Councilmembers' report on meetings attended at the expense of the local agency.

Nothing to report

2) Individual Members' comments and updates

Councilmember Templeman asked if there was anything we could do to help with repairs to the driveway at the library and what the status with the county is on the trees and Decomposed Granite Walkway.

Director of Public Works Krishna Patel answered that he has sent an email with a reminder that our maintenance contract expires at the end of the year.

City Manager Michaelis explained that it was indicated that it would take several weeks to get County Board approval for the release of funds. Staff will stay on it and make contact in regards to the library driveway.

Councilmember Ebner announced next Tuesdays meeting of the Parks & Recreation Commission Community meeting.

Councilmember Badar asked about the filing period for applications for the vacancies on the Senior Citizens and Public Safety Commissions.

Deputy City Clerk Debra Black responded that the deadline for turning in applications is Friday May 31st, 2013 at 5:00.

Councilmember Templeman shared that at 1:00 on May 31st council has a walk about with Senator Lui at the Walker House.

Mayor Morris adjourned the City Council meeting to closed session at 8:20 p.m.

9. CLOSED SESSION

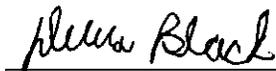
CONFERENCE WITH LABOR NEGOTIATOR – G.C. Section 54957.6

City Representative: Blaine Michaelis, City Manager
Employee Group: San Dimas Employees' Association

10. ADJOURNMENT

The next meeting is May 28, 2013, 7:00 p.m.

Respectfully submitted,



Deputy City Clerk