



**AGENDA**  
**REGULAR CITY COUNCIL/SUCCESSOR AGENCY**  
**HOUSING AUTHORITY BOARD**  
**TUESDAY, APRIL 8, 2014, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

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**CITY COUNCIL:**

Mayor Curtis W. Morris  
Mayor Pro Tem Denis Bertone  
Councilmember Emmett G. Badar  
Councilmember John Ebner  
Councilmember Jeff Templeman

**1. CALL TO ORDER AND FLAG SALUTE**

**2. RECOGNITIONS**

- Proclaim May as Older Americans Recognition Month and recognize Delia Lee as the City's Older American honoree

**3. ANNOUNCEMENTS**

- a. Senior Citizens Club Annual Report presented by Linda Groth
- b. Earth Day Announcement April 16, 2014

**4. 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 or asked 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

**5. 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 or audience requests separate discussion.)

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

- (1) **RESOLUTION NO. 2014 - 17**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF MARCH AND APRIL, 2014.

- b. Approve minutes from March 25, 2014 regular City Council meeting.
- c. Miscellaneous Transfer Drain No. 1841 to Los Angeles County Flood Control District

1) **RESOLUTION NO. 2014 - 18**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT OF THE STATE OF CALIFORNIA TO ACCEPT, ON BEHALF OF SAID DISTRICT, THE TRANSFER AND CONVEYANCE OF THE STORM DRAIN IMPROVEMENTS KNOWN AS MISCELLANEOUS TRANSFER DRAIN NO. 1841 IN THE CITY OF SAN DIMAS FOR FUTURE OPERATION, MAINTENANCE, REPAIR, AND IMPROVEMENT, AND AUTHORIZE THE TRANSFER AND CONVEYANCE THEREOF

d. Authorization for Mayor to execute an agreement with the County of Los Angeles for CDBG services

1) **RESOLUTION NO. 2014-19**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA APPROVING PARTICIPATION IN THE LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BY AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SIGN A COOPERATION AGREEMENT WITH THE COUNTY OF LOS ANGELES

e. Appropriation of \$15,000 to provide biological assessment of mitigation work in San Dimas Wash

f. Metro Goldline Update

END OF CONSENT CALENDAR

## 6. SUCCESSOR AGENCY

a. Verbal Update

## 7. HOUSING AUTHORITY

a. Approve changes in the Authority's Affordable Home Ownership Program for the Grove Station Project

## 8. ORAL COMMUNICATIONS

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

b. City Manager

c. City Attorney

d. Members of the City Council

1) Designate Mayor Pro Tem

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

3) Individual Members' comments and updates.

## 10. ADJOURNMENT

The next meeting is April 22, 2013, at 6:00 p.m. for a study session, regular meeting at 7:00 p.m.

**AGENDA STAFF REPORTS:** COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET: <http://cityofsandimas.com/minutes.cfm>.

**SUPPLEMENTAL REPORTS:** AGENDA RELATED WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE AGENDA PACKET SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY CLERK'S OFFICE AT 245 EAST BONITA AVENUE DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

**POSTING STATEMENT:** ON APRIL 4, 2014, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 E. BONITA AVENUE (SAN DIMAS CITY HALL); 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE); AND AT THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT [WWW.CITYOFSANDIMAS.COM/MINUTES.CFM](http://WWW.CITYOFSANDIMAS.COM/MINUTES.CFM).



# *Resolution Of The City Council Of The City Of San Dimas California*

**WHEREAS**, for the past 49 years, the month of May has been proclaimed throughout the Country as "Older Americans Recognition Month"; and

**WHEREAS**, the City of San Dimas is committed to helping all individuals live longer, healthier lives; and

**WHEREAS**, the older adults in the City of San Dimas are "Safe Today, Healthy Tomorrow" by recognizing the value of injury prevention and safety awareness in helping older adults remain healthy and active; and

**WHEREAS**, during the month of May, the City of San Dimas is celebrating the birthdays of those residents who this year have attained the age of 90 and older; and

**WHEREAS**, *Delia Lee*, an active participant in City Senior Programs, has been selected to represent the City at the Los Angeles County Older American Recognition Celebration in Los Angeles as well as at other events and activities, and

**WHEREAS**, the San Dimas Senior Citizens Club, the Bingo Committee, and the Senior Citizens Commission are commended for their financial contributions for the betterment of the San Dimas Senior Citizens/Community Center and the residents of San Dimas.

**NOW, THEREFORE**, I, Mayor Curtis W. Morris, Mayor Pro Tem Denis Bertone, Councilmembers, Emmett Badar, John Ebiner and Jeff Templeman do hereby proclaim May as "**OLDER AMERICANS MONTH**" and urge every citizen to take time this month to recognize older adults and the people who serve and support them as powerful and vital citizens who greatly contribute to the community.

**IN WITNESS THEREOF**, I, Mayor Curtis W. Morris, have hereunto set my hand and caused the seal of the City of San Dimas to be affixed this 8<sup>th</sup> day of April, 2014.

*Curtis W Morris*

\_\_\_\_\_  
Mayor

*Delma Black*

Attest \_\_\_\_\_

Deputy City Clerk

**RESOLUTION NO. 2014-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTHS OF MARCH  
AND APRIL 2014**

WHEREAS, the following listed demands have been audited by the Director of Finance;  
and

WHEREAS, the Director of Finance has certified as to the availability of funds for  
payment thereto; and

WHEREAS, the register of audited demands have been submitted to the City Council for  
approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Dimas  
does hereby approve Prepaid Warrant Register : 03/31/14 (24195-24261) in the amount of  
\$694,962.24 and Warrant Register: 04/15/14 (147264 – 147417) in the amount of \$816,534.25.

PASSED, APPROVED AND ADOPTED THIS 8<sup>TH</sup> DAY OF APRIL 2014.

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Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

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Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City  
Council of the City of San Dimas at its regular meeting of April 8<sup>th</sup>, 2014 by the following vote:

AYES: Councilmembers Badar, Bertone, Ebiner, Templeman, Morris  
NOES: None  
ABSTAIN: None  
ABSENT: None

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Debra Black, Deputy City Clerk



WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
24210	03/31/14	SAN GABRIEL VALLEY C	ECON DEV MEETING 3/19	30.00				N M 001.4120.021.000
24211	03/31/14	VALDIVIA/STEVEN	PKG PERMIT MACH REFUND	5.00				N M 001.4190.020.000
24211	03/31/14	VALDIVIA/STEVEN	AA BATTERIES WILLIAMS	23.75				N M 001.4190.020.000
24211	03/31/14	VALDIVIA/STEVEN	ALICE DUES J/31	70.00				N M 001.4190.020.000
24211	03/31/14	VALDIVIA/STEVEN	ALICE DUES J/31	84.23				N M 001.4190.020.000
24211	03/31/14	VALDIVIA/STEVEN	2/53 DEPR	37.00				N M 001.4190.020.000
24211	03/31/14	VALDIVIA/STEVEN	2/53 DEPR	206.44				N M 001.4190.020.000
*CHECK TOTAL								
24212	03/31/14	VERIZON CALIFORNIA	909-592-3928	170.57				N M 003.4410.022.003
24213	03/31/14	GRIGOLLA & SONS INC	L.A. CNTY SIDEWALK	10,000.00	1	SIDEWALK		N M 001.4341.020.000
24213	03/31/14	GRIGOLLA & SONS INC	L.A. CNTY SIDEWALK	43,300.00	1	SIDEWALK		N M 002.4841.559.001
*CHECK TOTAL								
24214	03/31/14	VERTICAL ART DANCE	INSTR AERIAL FITNESS	525.00		JAN 6-FEB 24		M M 001.4420.020.000
24215	03/31/14	LINCO	DEPOSIT-PICTURE HAN	1,369.30		10399		M M 001.4411.023.000
24216	03/31/14	JOHNNY ALLEN TENNIS	INSTR TENNIS 6/24-7	1,468.80		REPLACE#144697		M M 001.4420.020.000
24217	03/31/14	NAPOLI/BOB	INSTR FLAG FOOTBALL	2,459.00		2/24-3/2/2014		M M 001.4420.020.000
24218	03/31/14	EMP IRE CLEANING SUPP	JANITORIAL SUPPLIES	534.36		696146 R		N M 001.4410.031.000
24218	03/31/14	EMP IRE CLEANING SUPP	JANITORIAL SUPPLIES	534.36		696146 R		N M 001.4410.031.000
24218	03/31/14	EMP IRE CLEANING SUPP	JANITORIAL SUPPLIES	227.20		696146 R		N M 001.4410.031.000
24218	03/31/14	EMP IRE CLEANING SUPP	JANITORIAL SUPPLIES	227.19		696146 R		N M 001.4410.031.000
*CHECK TOTAL								
24219	03/31/14	SAN DIMAS PAYROLL/CI	P/E 3/15/14	124,488.10				N M 001.110.004
24220	03/31/14	AFLAC BENEFIT SERVIC	CANCER IN PREM-MAR 20	788.18				N M 001.210.004
24220	03/31/14	AFLAC BENEFIT SERVIC	SPEC EVENT PREM-MAR 20	420.22				N M 001.210.004
24220	03/31/14	AFLAC BENEFIT SERVIC	HOSPITAL PREM-MAR 20	480.22				N M 001.210.004
24220	03/31/14	AFLAC BENEFIT SERVIC	HOSPITALS PREM-MAR 20	110.40				N M 001.210.004
24220	03/31/14	AFLAC BENEFIT SERVIC	OPTIONAL-MAR 2014	1,992.93				N M 001.4190.200.002
*CHECK TOTAL								
24221	03/31/14	CA-STATE DISBURSEMEN	EMP DED P/E 3/15/14	567.69				N M 001.210.004
24222	03/31/14	CALIF PERS RETIREMEN	EMP DED MAR FOR APR 4	483.60				N M 001.210.004
24222	03/31/14	CALIF PERS RETIREMEN	CITY PORT MAR FOR APR 4	594.90				N M 001.210.004
24222	03/31/14	CALIF PERS RETIREMEN	RET FEE MAR FOR APR 4	595.00				N M 001.4190.200.003
24222	03/31/14	CALIF PERS RETIREMEN	ADM FEE MAR FOR APR 4	52,349.32				N M 001.4190.200.003
*CHECK TOTAL								

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	PO#	CLAIM	INVOICE
BANK OF AMERICA							
24223	03/31/14	EMPLOYMENT DEVELOPME	SIT P/E 3/15/14	8,142.06			
24224	03/31/14	FRANCHISE TAX BOARD	EMP DED P/E 3/15/14	591.08			
24225	03/31/14	LINCOLN NATIONAL LIF	EMP DED P/E 3/15/14	596.88			
24225	03/31/14	LINCOLN NATIONAL LIF	CITY PORTION PE 3/15/14	1,124.66		*CHECK	TOTAL
24226	03/31/14	NATIONWIDE RETIREMENT	EMP DED P/E 3/15/14	8,156.35			
24226	03/31/14	NATIONWIDE RETIREMENT	CITY PORTION PE 3/15/14	6,153.72		*CHECK	TOTAL
24227	03/31/14	PERS RETIREMENT CONT	EMP 3.00% P/E 3/15/14	5,445.86			
24227	03/31/14	PERS RETIREMENT CONT	EMP 4.00% CONTR 3/15/14	7,261.20			
24227	03/31/14	PERS RETIREMENT CONT	CITY 14.194% PE 3/15/14	27,120.44			
24227	03/31/14	PERS RETIREMENT CONT	SURVIVOR P/E 3/15/14	64.17			
24227	03/31/14	PERS RETIREMENT CONT	PAYBACK P/E 3/15/14	48.87			
24227	03/31/14	PERS RETIREMENT CONT	OPTIONAL P/E 3/15/14	0.01			
24227	03/31/14	PERS RETIREMENT CONT	EMP 6.25% P/E 3/15/14	379.19			
24227	03/31/14	PERS RETIREMENT CONT	CITY 6.25% P/E 3/15/14	379.19			
24227	03/31/14	PERS RETIREMENT CONT	SURVIVOR P/E 3/15/14	2.79			
24228	03/31/14	U.S. BANK	EMP DED P/E 3/15/14	641.13			
24228	03/31/14	U.S. BANK	CITY PORTION PE 3/15/14	134.45		*CHECK	TOTAL
24229	03/31/14	VANTAGEPOINT TRANSFE	EMP DED P/E 3/15/14	1,065.25			
24230	03/31/14	WAGE WORKS INC	UNREIMB MED PE 3/15/14	1,759.83			
24230	03/31/14	WAGE WORKS INC	DEPEND CARE PE 3/15/14	17.33			
24231	03/31/14	WAGE WORKS INC	ADM FEES FOR MAR 2014	72.00			
24231	03/31/14	WAGE WORKS INC	ADM FEE/OPTIONAL MAR 1	125.00		*CHECK	TOTAL
24232	03/31/14	GUARDIAN - APPLETON	EMP DED MAR FOR APRIL	391.76			
24232	03/31/14	GUARDIAN - APPLETON	CITY FOR MAR FOR AP	5,410.04			
24233	03/31/14	MAYORQUIN/KIMBERLY	.00010 REFUND - FLAG FOOTBAL	100.00			
24234	03/31/14	SAN DIMAS CHAMBER OF	15975 REG. TOAST OF TOWN 3/2	40.00			
24235	03/31/14	DURAN/KEN	10169 REIMB CELL ACCESSORIE	235.98			
24236	03/31/14	ONGPAUCO/ERLINDA	.00011 REFND ANN'L PKG PERMIT	40.00			
24237	03/31/14	BUSINESS CARD	11930 ACS BUS LUNCH 3/6/14	60.73			
24237	03/31/14	BUSINESS CARD	11930 CCAC ANNUAL MEMBERSHIP	185.00			
24237	03/31/14	BUSINESS CARD	11930 CCAC CONFERENCE 4/23 -	395.00			

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT

CLAIM INVOICE

PO#

F 9 S ACCOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#	F 9 S ACCOUNT
24237 03/31/14	BUSINESS CARD	REG PUB RETIRE SEM 2/	190.00			N M 001.4150.021.000
24237 03/31/14	BUSINESS CARD	IBM SLR60 BLANK TAPE	329.64			N M 001.4150.030.001
24237 03/31/14	BUSINESS CARD	XEROX PHASER YELLOW	75.94			N M 001.4150.030.001
24237 03/31/14	BUSINESS CARD	HL HANDSET LIFTER	47.73			N M 001.4150.030.001
24237 03/31/14	BUSINESS CARD	XEROX PHASER YELLOW	75.94			N M 001.4150.030.001
24237 03/31/14	BUSINESS CARD	TOEGEAR BLUETOOTH 4.0	12.73			N M 001.4150.030.001
24237 03/31/14	BUSINESS CARD	RPLCMT BATTERY CARTR	291.01			N M 070.4319.041.003
			1,663.71	*CHECK TOTAL		
24238 03/31/14	WALCZAK/JEROME	INSTR. KARATE MAR/14	726.18			M M 001.4420.020.000
24239 03/31/14	BRUNS/THERESA	PRIZES TEEN MOVIE NIGHT	5.88			N M 001.4420.033.000
24239 03/31/14	BRUNS/THERESA	CPRS PKG/BRUNS FARMER	48.00			N M 001.4416.021.000
24239 03/31/14	BRUNS/THERESA	CPRS PKG/K. DAY TELEON	24.00			N M 001.4416.033.000
24239 03/31/14	BRUNS/THERESA	WATER-ARBOR DAY	20.22			N M 001.4416.033.000
24239 03/31/14	BRUNS/THERESA	CPRS PKG & SHARE FAIR	39.00			N M 001.4426.021.000
24239 03/31/14	BRUNS/THERESA	BUS DRIVER TIPS-3 BUSE	197.10			N M 072.4123.434.000
				*CHECK TOTAL		
24240 03/31/14	MMASC	REG-ANNUAL MMASC 4/10	45.00			N M 001.4120.021.000
24241 03/31/14	GOLDEN STATE WATER C	18256100001	7,201.47			N M 053.4410.022.004
24242 03/31/14	VISION SERVICE PLAN	EMP DED MAR FOR APRIL/1	2.86			N M 001.210.004
24242 03/31/14	VISION SERVICE PLAN	CITY PORT MAR FOR APR/2	47.58			N M 001.212.001
24242 03/31/14	VISION SERVICE PLAN	EMP PMT MAR FOR APRIL/4	77.96			N M 001.4190.200.002
			878.40	*CHECK TOTAL		
24243 03/31/14	DELTA DENTAL INSURAN	CITY POR MAR FOR APR/	808.67			N M 001.212.001
24244 03/31/14	DELTA DENTAL OF CALI	EMP DED MAR FOR APR/14	13.78			N M 001.210.004
24244 03/31/14	DELTA DENTAL OF CALI	CITY PORT MAR FOR A/2	435.69			N M 001.212.001
24244 03/31/14	DELTA DENTAL OF CALI	EMP PMT MAR FOR APR/2	179.94			N M 001.4190.200.002
			629.41	*CHECK TOTAL		
24245 03/31/14	FRANCHISE TAX BOARD	2013 TAX RTRN WLKR HO	800.00			N M 003.4410.020.001
24246 03/31/14	FRANCHISE TAX BOARD	2013 TAX RTRN WLKR HO	800.00			N M 003.4410.020.001
24247 03/31/14	ICC FOOTHILL CHAPTER	REG CLASS 2/27/14	30.00			N M 001.4311.021.000
24248 03/31/14	CALIF CONTRACT CITIE	ANNUAL SEMINAR 5/15-1	325.00			N M 001.4120.021.000
24249 03/31/14	S.G.V. ECONOMIC PART	REG. D. BERTONE 4/16/1	50.00			N M 001.4150.021.000
24250 03/31/14	ADELITA PRODUCTIONS	REIMB. PUB ACCESS REP	245.00			N M 001.4190.038.001
24251 03/31/14	CARSON/AMANDA	WATER SAFETY CLASS #1	394.40			M M 001.4430.020.000
24252 03/31/14	SAN DIMAS PAYROLL/CI	P/E 3/29/14	126,671.03			N M 001.110.004

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT
BANK OF AMERICA			
24253 03/31/14	CA-STATE DISBURSEMEN	EMP DED P/E 3/29/14	567.69
24254 03/31/14	EMPLOYMENT DEVELOPME	SIT P/E 3/29/14	7,757.94
24255 03/31/14	FRANCHISE TAX BOARD	EMP DED P/E 3/29/14	591.08
24256 03/31/14	INLAND EMPIRE UNITED	EMP DED P/E 3/29/14	507.00
24257 03/31/14	LINCOLN NATIONAL LIF	EMP DED P/E 3/29/14	290.00
24258 03/31/14	NATIONWIDE RETIREMNT	EMP DED P/E 3/29/14	4,393.48
24259 03/31/14	PERS RETIREMENT	EMP 3% P/E 3/29/14	5,471.93
24259 03/31/14	PERS RETIREMENT	EMP 4% P/E 3/29/14	7,290.92
24259 03/31/14	PERS RETIREMENT	CITY 14 P/E 3/29/14	27,250.21
24259 03/31/14	PERS RETIREMENT	STIPEND P/E 3/29/14	288.87
24259 03/31/14	PERS RETIREMENT	EMP 6.25% P/E 3/29/14	480.48
24259 03/31/14	PERS RETIREMENT	CITY 6.25% P/E 3/29/14	480.48
24259 03/31/14	PERS RETIREMENT	SURVIVOR P/E 3/29/14	41,096.71
*CHECK TOTAL			
24260 03/31/14	U.S. BANK	EMP DED 3/29/14	624.93
24260 03/31/14	U.S. BANK	CITY PORT P/E 3/29/14	735.99
*CHECK TOTAL			
24261 03/31/14	VANTAGEPOINT TRANSFE	EMP DED P/E 3/29/14	1,065.25
138732 03/31/14	KLUTTZ/CAROL	.0001 LOST CHECK-VOID	5.00CR
141930 03/31/14	FURGESON/ALICE	.0002 LOST CHECK-VOID	5.00CR
142059 03/31/14	HAIGHT/DAVID	.0003 LOST CHECK-VOID	4.00CR
144185 03/31/14	MEIER/RITA	.0004 LOST CHECK-VOID	5.00CR
144683 03/31/14	GUTIERREZ/GLORIA	.0006 LOST CK VOID/WRITE OFF	3.00CR
144690 03/31/14	HUMMEL/KATHERINE	.0007 LOST CK VOID/WRITE OFF	3.00CR
144697 03/31/14	JOHNNY ALLEN TENNIS	11772 LOST CHECK-VOID/REP 1,468.80CR	
144880 03/31/14	LOUREIRO/THERESA	.0008 LOST CK VOID/WRITE OFF	6.00CR
145194 03/31/14	CASTRO/RICHARD	.0009 LOST CHECK-VOID	25.00CR
146200 03/31/14	EMPIRE CLEANING SUPP	12456 LOST CK VOID/REPLACED	534.36CR
146200 03/31/14	EMPIRE CLEANING SUPP	12456 LOST CK VOID/REPLACED	534.36CR
146200 03/31/14	EMPIRE CLEANING SUPP	12456 LOST CK VOID/REPLACED	267.19CR
146200 03/31/14	EMPIRE CLEANING SUPP	12456 LOST CK VOID/REPLACED	2,137.47CR
*CHECK TOTAL			

ACS FINANCIAL SYSTEM  
04/01/2014 07:40:04

WARRANT DATE VENDOR

BANK OF AMERICA

147256 03/31/14 WALCZAK/JEROME

BANK OF AMERICA

Disbursement Journal

DESCRIPTION

AMOUNT

CLAIM INVOICE

PO#

F 9 S ACCOUNT

17180 CHECK #147256 VOID 726.18CR

TOTAL 694,962.24

CITY OF SAN DIMAS  
GL540R-V07.24 PAGE 6

M M 001.4420.020.000

ACS FINANCIAL SYSTEM  
04/01/2014 07:40:04  
WARRANT DATE VENDOR  
REPORT TOTALS:

DESCRIPTION Disbursement Journal  
AMOUNT  
694,962.24

CITY OF SAN DIMAS  
GL540R-V07.24 PAGE  
F 9 S ACCOUNT

CLAIM INVOICE PO#

RECORDS PRINTED - 000156

ACS FINANCIAL SYSTEM  
04/01/2014 07:40:04

Disbursement Journal

CITY OF SAN DIMAS  
GL060S-V07.24  
GL540R RECAPPAGE

FUND RECAP:

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FUND DESCRIPTION  
-----  
001 GENERAL FUND  
002 STATE GAS TAX  
003 WALKER HOUSE LLC FUND  
053 GOLF COURSE MAINT & OPERATIO  
070 EQUIPMENT REPLACEMENT  
072 PROP A LOCAL TRANSPORTATION  
TOTAL ALL FUNDS

DISBURSEMENTS

652,289.19  
33,770.99  
7,291.47  
110.00  
694,962.24

BANK RECAP:

-----  
BANK NAME  
-----  
CHEK BANK OF AMERICA  
TOTAL ALL BANKS

DISBURSEMENTS

694,962.24  
694,962.24

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA						
147264	04/15/14	ACT NOW! SIGNS	190.75	17327		N D 001.4341.024.010
147264	04/15/14	ACT NOW! SIGNS	239.80	17338		N D 001.4210.411.000
			430.55	TOTAL		
147265	04/15/14	ADOMO/VICTORIA	45.00			N D 001.332.001
147266	04/15/14	ADVANCED ELECTRONICS	800.56	0138104-IN		N D 001.4342.011.000
147266	04/15/14	ADVANCED ELECTRONICS	325.00	0138104-IN		N D 001.4342.020.001
147266	04/15/14	ADVANCED ELECTRONICS	185.29	0138275-IN		N D 001.4342.020.001
			1,310.85	TOTAL		
147267	04/15/14	AGI ACADEMY	598.40			N D 001.4420.020.000
147268	04/15/14	ALBERTSON'S	55.00	03/28/14		N D 001.4420.013.003
147268	04/15/14	ALBERTSON'S	31.37	03/28/14		N D 001.4420.013.003
			86.37	TOTAL		
147269	04/15/14	ALLIANT INSURANCE SE	1,116.70	SEP41011		N D 110.213.014
147270	04/15/14	AMERIPRIDE UNIFORM	10.50	140077589		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	10.50	140077589		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	4.80	140078793		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	31.80	140079326		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	19.50	140079326		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	4.80	140079326		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	31.20	140079844		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	19.80	140079844		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	4.80	140080411		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	32.60	140080411		N D 001.4311.028.000
147270	04/15/14	AMERIPRIDE UNIFORM	19.50	140080411		N D 001.4311.028.000
			302.50	TOTAL		
147271	04/15/14	ANDREU/CHARLES F	105.00			M D 001.4210.411.001
147272	04/15/14	ANORVE/MARIA	56.50			N D 001.367.002
147273	04/15/14	ASSOCIATED OF LOS AN	88.43	S1071983.001		N D 008.4414.033.000
147274	04/15/14	BAY CITY ELECTRIC WO	233.00	W123547		N D 001.4411.015.000
147275	04/15/14	BENSON/SHARI	18.00			N D 001.367.002
147276	04/15/14	BERTONE/DENIS	631.40			N D 001.4110.021.000
147277	04/15/14	BRATT/DAVID	100.00			M D 001.4309.021.001

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

PO# F 9 S ACCOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
147278 04/15/14	BROWN/LOROUS C	11169 INSTR.AEROBIC MAR/2014	50.00				M D 001.4430.020.000
147279 04/15/14	BRUMFIELD/MARY	.00021 REFUND:LION, TIGER, BEAR	55.00				N D 001.367.002
147280 04/15/14	BSN SPORTS INC	10715 TAX/FREIGHT INV#958622	17.38		95862234		N D 001.4420.033.000
147281 04/15/14	CALBO	11859 14/15 MEMBERSHIP/BEILST	215.00				N D 001.4311.016.000
147282 04/15/14	CALIBER COMMERCIAL P	12168 ANNUAL FILTER MAINT	1,135.40		1420301		M D 001.4430.015.000
147283 04/15/14	CHAMPION PAVING INC	12569 CLEAN APPLY SEALMASTE	663.00		4001		N D 001.4341.020.000
147283 04/15/14	CHAMPION PAVING INC	12569 CLEAN, APPLY SEALMASTE	388.00		4001		N D 001.4341.033.000
147284 04/15/14	CHAVEZ/LAURA	.00014 REFUND:THE LAST HURRAH	50.50		*CHECK TOTAL		N D 001.367.002
147285 04/15/14	CM SCHOOL SUPPLY CO	11672 WASH TEMP. GALLONS	61.42		207356		N D 001.4420.033.000
147286 04/15/14	COBURN/GWEN	11675 INSTR.AEROBIC MAR/201	150.00				M D 001.4430.020.000
147287 04/15/14	COMMUNITY ACTION-EAP	11688 APRIL 2014 EMP. ASSIS	350.00				N D 001.4150.435.000
147288 04/15/14	COMMUNITY SENIOR SER	10620 GET ABOUT 67610-67709	600.00		GATIX0114		N D 072.214.172
147288 04/15/14	COMMUNITY SENIOR SER	10620 GET ABOUT 67610-67709	400.00		GATIX0114		N D 072.4125.442.000
147289 04/15/14	COMPUTER SERVICE COM	11690 FEB. WO #3048 TO 3073	182.89		2/28/2014		N D 007.4345.020.002
147289 04/15/14	COMPUTER SERVICE COM	11690 FEB. WO #3048 TO 30	3,456.45		2/28/2014		N D 007.4341.020.003
147290 04/15/14	COSTCO WHOLESALE	12205 SPRING EGG HUNT SUPPL	141.49				N D 001.4420.033.000
147291 04/15/14	COUNTRY ESTATE FENCE	10183 RPR @ VIA VERDE/PUE 1	334.60		21539		N D 012.4410.929.002
147291 04/15/14	COUNTRY ESTATE FENCE	10183 RPR@ PUENTE & ESPERAN	221.85		21540		N D 012.4410.929.002
147292 04/15/14	CSG CONSULTANTS INC	10871 BLDG PLAN REVIEW FEB/	722.50		B140088		N D 001.4311.020.001
147293 04/15/14	CYRUS/LATOYA	10600 MILEAGE REIMB 1/7-3/12	67.98				N D 001.4341.021.000
147294 04/15/14	DAPEER, ROSENBLIT & L	11960 JAN M.C. PROSECUTIO	3,049.88		8158		N D 001.4170.020.001
147295 04/15/14	DAVIS/JOHN	11847 DAVIS MTG 3/6, 3/20	100.00				M D 001.4309.021.001
147296 04/15/14	DAVIS/KATHLEEN	.00009 REFUND/STAINED GLASS	65.00				N D 001.367.001
147297 04/15/14	DONOHUE/BONNIE	.00023 REFUND:LION, TIGER, BEAR	56.50				N D 001.367.002
147298 04/15/14	DYER/JANE	.00024 REFUND:LION, TIGER, BEAR	56.50				N D 001.367.002



WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
147312	04/15/14	BANK OF AMERICA						
147312	04/15/14	GOLDEN STATE	WATER	261.55	D	001.4415.022.004		
147312	04/15/14	GOLDEN STATE	WATER	197.72	D	008.4415.022.004		
147312	04/15/14	GOLDEN STATE	WATER	137.47	D	001.4415.022.004		
147312	04/15/14	GOLDEN STATE	WATER	329.22	D	008.4415.022.004		
147312	04/15/14	GOLDEN STATE	WATER	370.40	D	001.4415.022.004		
147312	04/15/14	GOLDEN STATE	WATER	370.40	D	008.4415.022.004		
147312	04/15/14	GOLDEN STATE	WATER	296.47	D	001.4415.022.004		
147312	04/15/14	GOLDEN STATE	WATER	470.76	D	008.4415.022.004		
			9,592.07			*CHECK TOTAL		
147313	04/15/14	GRAINGER	12944 10 IN. EXHAUST VENT	445.87	N D	001.4430.023.000		
147314	04/15/14	HENDERSON/MARJORIE	.00029 REFUND:LION,TIGER,BEAR	56.50	N D	001.367.002		
147315	04/15/14	HENRY/TRICIA	10874 DEP.SPRING FLING 4/24	200.00	M D	001.4420.013.003		
147316	04/15/14	HINDERLITER DE LLAMA	13146 AUDIT SERVICES-SALE	3,000.00	N D	001.4190.020.007		
147317	04/15/14	HOLLIDAY ROCK COMPAN	13195 FOB 3/8" MAX X2	787.59	N D	001.4341.033.000		
147318	04/15/14	HOLY NAME OF MARY PA	.00016 REFUND:FACILITY RENTA	300.00	N D	001.341.002		
147319	04/15/14	HOSE-MAN INC	10192 MP-FP RED BUSH	16.09	N D	001.4342.011.002		
147320	04/15/14	ICC-LA BASIN CHAPTER	10175 MBRSHIP DUES E BELLST	100.00	N D	001.4311.016.000		
147321	04/15/14	INFOTOX INC	10557 PLUMBING/533 LONE HILL	330.00	N D	040.4112.820.821		
147321	04/15/14	INFOTOX INC	10557 ASPBESTOS BLDG INSPECT	222.00	N D	012.4412.041.001		
			1,580.00			*CHECK TOTAL		
147322	04/15/14	INLAND EMPIRE	13575 MIRADA THEATER ARTS	3 820.00	N D	072.4125.434.000		
147323	04/15/14	INLAND OFFICE	10441 PAPER	132.33	N D	001.4190.030.000		
147323	04/15/14	INLAND OFFICE	10441 OFFICE SUPPLIES	103.13	N D	001.4190.030.000		
147323	04/15/14	INLAND OFFICE	10441 PAPER CLASSIC LAID	293.52	N D	001.4190.030.000		
147323	04/15/14	INLAND OFFICE	10441 STAPLES	702.52	N D	001.4190.030.000		
147323	04/15/14	INLAND OFFICE	10441 ERASER,PENS	197.30	N D	001.4190.030.000		
			1,525.33			*CHECK TOTAL		
147324	04/15/14	KING BOLT CO	13854 TAMPER PROOF B-HEAD	136.75	M D	001.4345.033.000		
147325	04/15/14	KNOWLES/SANDRA	.00030 REFUND:LION,TIGER,BEAR	56.50	N D	001.367.002		
147326	04/15/14	L.A. CO: DEPT OF PUB	14297 INDUSTRIAL WASTE SE 3	088.06	N D	006.4310.020.002		
147326	04/15/14	L.A. CO: DEPT OF PUB	14297 S.D. WASH BRIDGE WIDE	839.98	N D	012.210.001		
			3,928.04			*CHECK TOTAL		

WARRANT DATE VENDOR

BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT CLAIM INVOICE PO#

147327	04/15/14	L.A. COUNTY ASSESSOR	14300	MAPS "E MAIL"	20.00		14ASRE244		N D	001.4309.016.000
147328	04/15/14	LAE ASSOCIATES	11831	S.D. WASH PROJECT	3,230.00		14-36		N D	073.4841.662.000
147329	04/15/14	LAFOLLETTE/CRISTIE	.00010	REFUND/PIANO	17.50				N D	001.367.001
147330	04/15/14	LANCE, SOLL, & LUNGH	13987	LSL 2014 UPDATE 5/14/1	55.00				M D	001.4150.021.000
147331	04/15/14	LAWRENCE ROLL-UP DOO	10436	REMOVED & REPLACED CH	320.10		1419949		N D	001.4342.020.003
147332	04/15/14	LEAGUE OF CALIF CITI	14000	ROADS & NEEDS ASSESSM	400.00		100868		N D	001.4190.016.000
147333	04/15/14	LEMUS/CARLOS	.00002	REFUND CITE #40999	45.00				N D	001.332.001
147334	04/15/14	LI CAUSI/PAMELA	.00022	REFUND:LION,TIGER,BEAR	56.50				N D	001.367.002
147335	04/15/14	LIFEGUARD STORE, INC	11227	PRO-LITE PRO-ECO BOAR	214.00		INV186839		N D	001.4430.033.000
147336	04/15/14	LOCAL GOVERNMENT COM	10244	MEMBERSHIP	600.00		1770-M 3/18/14		N D	001.4190.016.000
147337	04/15/14	LOS ANGELES FREIGHTL	11038	R&I DPF AND CLEAN	350.00		WB20503		N D	071.4190.041.005
147337	04/15/14	LOS ANGELES FREIGHTL	11038	R&I DPF AND CLEAN	700.00		WB20512		N D	071.4190.041.005
							*CHECK TOTAL			
147338	04/15/14	HOME IMPROVEM	10479	LUMBER	35.56		02442		N D	001.4341.033.000
147338	04/15/14	HOME IMPROVEM	10479	MISC HARDWARE	12.31		02792		N D	001.4410.041.000
147338	04/15/14	HOME IMPROVEM	10479	RETURN #18955	15.51	CR	02792		N D	001.4410.041.000
147338	04/15/14	HOME IMPROVEM	10479	CITY HALL BRICK RIBBON	38.08		02895		N D	001.4414.030.013
147338	04/15/14	HOME IMPROVEM	10479	MAIN LINE RPR/MARCHANT	71.56		02922		N D	001.4414.030.013
147338	04/15/14	HOME IMPROVEM	10479	FLOOR LING	25.38		03792		N D	001.4410.033.000
147338	04/15/14	HOME IMPROVEM	10479	PATCH WORK, VENTS	12.38		03908		N D	001.4410.033.000
147338	04/15/14	HOME IMPROVEM	10479	AAA BATTERY/KOBALT LEA	18.33		10512		N D	001.4410.041.000
147338	04/15/14	HOME IMPROVEM	10479	RETURN #10244	13.52	CR	23098		N D	001.4410.041.000
147338	04/15/14	HOME IMPROVEM	10479	FOUNTAIN PUMP STAND OFF	8.92		20086		N D	001.4410.041.000
147338	04/15/14	HOME IMPROVEM	10479	FOUNTAIN SM SKIMMER	6.06		60774		N D	001.4410.041.000
147338	04/15/14	HOME IMPROVEM	10479	PAINTING SUPPLIES	83.83		60865		N D	001.4410.033.000
147338	04/15/14	HOME IMPROVEM	10479	DENIM CANVAS 48X96	408.67		99613		N D	001.4430.023.000
							*CHECK TOTAL			
147339	04/15/14	MAGIC JUMP RENTALS I	10395	BOUNCER FOR 4/12/2014	384.00				N D	001.4420.019.000
147340	04/15/14	MARSAN TURF & IRRIGA	14540	40 6" PVC PIPES	89.38		387170		N D	008.4414.020.012
147340	04/15/14	MARSAN TURF & IRRIGA	14540	2" PIPE CUTTER,RED TAP	180.01		387481		N D	008.4414.020.012
							*CHECK TOTAL			
147341	04/15/14	MATULIONIS/KATHLEEN	12197	INSTR.AEROBIC MAR/201	987.50				M D	001.4430.020.000
147342	04/15/14	MC LAY SERVICES INC	14580	PREV. MAINT MAR & APR	208.00		6143		N D	001.4430.015.000

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA						
147343	04/15/14	MCGINLEY/DORIS				
		.00031 REFUND:LION, TIGER, BEAR	56.50			N D 001.367.002
147344	04/15/14	MIRANDA/MARY				N D 001.341.002
		.00017 REFUND:FACILITY RENTA	500.00			
147345	04/15/14	MOBILE HOME IMPROVEM				M D 034.4802.851.040
		14600 INSTALL WINDOW/DOOR 2,	905.00	30614		M D 001.4430.020.000
147346	04/15/14	MULCAHY/SANDRA J				M D 001.4430.020.000
		12030 INSTR.AEROBIC MAR/201	375.00			M D 001.4430.020.000
147347	04/15/14	MURPHY/BONNIE J.				N D 001.367.002
		14729 INSTR.AEROBIC MAR/201	550.00			N D 001.332.001
147348	04/15/14	NESS/KATHERINE				N D 001.428.000
		.00035 REFUND:LION, TIGER, BEAR	56.50			N D 001.4342.011.000
147349	04/15/14	NICOLICH/NORBERT				N D 001.4342.020.000
		.00005 REFUND CITE #40142	45.00			
147350	04/15/14	OFFICE SOLUTIONS	67.33	I-00592441		
		10885 OFFICE SUPPLIES				
147351	04/15/14	PACIFIC COAST TOOL &	330.29	0127076-00		
147351	04/15/14	PACIFIC COAST TOOL &	300.00	0127076-00		
		10223 OIL & AIR FILTER, COOL	300.00			
		10223 SEPARATOR, MOTOR OIL, L	630.29			
				*CHECK TOTAL		
147352	04/15/14	PACIFIC CORRUGATED P	338.72	S49005		
147352	04/15/14	PACIFIC CORRUGATED P	128.87	S49080		
		10934 MISC. PIPE MATERIALS	467.59			
		10934 PIPE MATERIALS		*CHECK TOTAL		
147353	04/15/14	PALM SPRINGS FOLLIES	1,810.00	FINAL		
147354	04/15/14	PAPA				N D 001.4420.034.002
		10315 PAPA SEMINAR 5/15/2014	80.00			N D 001.4414.021.000
147355	04/15/14	PARTIES UNLIMITED				M D 001.4420.013.003
		15032 PMT'S 3/28 & 4/24/201	425.10			N D 002.4841.559.005
147356	04/15/14	PAVECO CONSTRUCTION		SANDIMAS14-002		
		11815 GRIND & CAP @ CATAR 2,	750.73			N D 001.367.002
147357	04/15/14	PERROT/JOAN				N D 001.332.001
		.00032 REFUND:LION, TIGER, BEAR	56.50			N D 001.4309.020.000
147358	04/15/14	PETERSON/DAVID JEAN	45.00			N D 001.4210.411.000
		.00001 REFUND CITE #40657				
147359	04/15/14	PHOENIX GROUP INFORM	0.50	0220141188		
147359	04/15/14	PHOENIX GROUP INFORM	760.30	0220141188		
		12381 FEB/14 ADMIN. CITATIONS	760.80			
		12381 FEB/14 CITATIONS		*CHECK TOTAL		
147360	04/15/14	PITNEY BOWES INC	407.81	338557		
		15095 SUPPLIES/POSTAGE MACH				N D 001.4190.030.000
147361	04/15/14	PLUMBING WHOLESAL	225.76	925383		
147361	04/15/14	PLUMBING WHOLESAL	11.99	925383		
147361	04/15/14	PLUMBING WHOLESAL	23.18	925440		
		15093 PLASTIC SEAT-ELONG	260.93			N D 001.4411.033.000
				*CHECK TOTAL		
147362	04/15/14	POMONA VALLEY TRANSP	32,550.00	N D 072.4125.423.000		
147362	04/15/14	POMONA VALLEY TRANSP	31,000.00	N D 072.4125.423.000		
147362	04/15/14	POMONA VALLEY TRANSP	2,025.00	N D 072.4125.423.000		
		15387 CAPITAL 4TH QTR	65,575.00			
		15387 CAPITAL 4TH QTR		*CHECK TOTAL		



WARRANT DATE VENDOR

BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT
147377	04/15/14	RODRIGUEZ, INC./R.Y.	15668
147378	04/15/14	ROYAL CORPORATION	10198
147378	04/15/14	ROYAL CORPORATION	10198
147378	04/15/14	ROYAL CORPORATION	10198
147379	04/15/14	SAN DIMAS COMMUNITY	15984
147380	04/15/14	SAN DIMAS GROVE STAT	10596
147380	04/15/14	SAN DIMAS GROVE STAT	10596
147380	04/15/14	SAN DIMAS GROVE STAT	10596
147381	04/15/14	SAN DIMAS VILLAGE WA	10907
147381	04/15/14	SAN DIMAS VILLAGE WA	10907
147381	04/15/14	SAN DIMAS VILLAGE WA	10907
147381	04/15/14	SAN DIMAS VILLAGE WA	10907
147382	04/15/14	SANDERS LOCK & KEY	15816
147382	04/15/14	SANDERS LOCK & KEY	15816
147383	04/15/14	SANDERS TOWING INC	15818
147384	04/15/14	SCHACK/GARY	.00034
147385	04/15/14	SCHOONOVER/JAMES	16116
147386	04/15/14	SCOTT/ANNA V	11939
147387	04/15/14	SHORT LOAD CONCRETE	16232
147388	04/15/14	SMART & FINAL	16292
147388	04/15/14	SMART & FINAL	16292
147388	04/15/14	SMART & FINAL	16292
147388	04/15/14	SMART & FINAL	16292
147388	04/15/14	SMART & FINAL	16292
147388	04/15/14	SMART & FINAL	16292
147389	04/15/14	SOUTHEAST CONSTR PRO	16310

CLAIM INVOICE

PO#

F 9 S ACCOUNT

CLAIM INVOICE	PO#	F 9 S ACCOUNT
26903		N D 001.4342.020.003
4434856		N D 001.4410.031.000
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16640		M D 001.4341.024.010
		N D 034.4802.865.506
*CHECK TOTAL		
72625		N D 001.4342.020.001
92531		N D 001.4342.020.001
*CHECK TOTAL		
19823		N D 001.4342.020.001
		N D 001.367.002
		M D 001.4309.021.001
		M D 001.4430.020.000
		M D 001.4341.033.000
23495		N D 001.4430.033.000
104299		N D 001.4430.033.000
104320		N D 001.4430.033.000
110846		N D 001.4430.033.000
113579		N D 001.4430.033.000
124245		N D 001.4430.033.000
124245		N D 001.4430.033.000
*CHECK TOTAL		
833384-1		N D 001.4342.033.000



WARRANT DATE VENDOR  
BANK OF AMERICA

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT
147401	04/15/14	TIME WARNER CABLE	104.95
147402	04/15/14	TORRES/EDUARDO	45.00
147403	04/15/14	TRIMBLE/JILL	625.00
147404	04/15/14	U.S. BANK TRUST N.A.	127,414.96
147404	04/15/14	U.S. BANK TRUST N.A.	495,000.00
		PRINCIPAL CC BOND	612,414.96
147405	04/15/14	UNITED ROTARY BRUSH	228.11
147406	04/15/14	VENTURA FOOD TOURS,	700.00
147407	04/15/14	VERIZON	129.99
147407	04/15/14	VERIZON	259.98
147408	04/15/14	VERIZON CALIFORNIA	44.58
147408	04/15/14	VERIZON CALIFORNIA	45.71
147408	04/15/14	VERIZON CALIFORNIA	170.02
147408	04/15/14	VERIZON CALIFORNIA	281.88
147409	04/15/14	VERIZON WIRELESS	324.53
147410	04/15/14	VINES/PAMELA	55.00
147411	04/15/14	WALTERS WHOLESAL	1,435.35
147411	04/15/14	WALTERS WHOLESAL	115.48
147411	04/15/14	WALTERS WHOLESAL	121.48
147411	04/15/14	WALTERS WHOLESAL	1,601.22
147412	04/15/14	WARD/LATOYIA	200.00
147412	04/15/14	WARD/LATOYIA	217.92
147413	04/15/14	WATERLINE TECHNOLOGI	285.74
147413	04/15/14	WATERLINE TECHNOLOGI	690.01
147414	04/15/14	WESTERN ENVIRONMENTA	2,827.00
147415	04/15/14	WKE INC	12,320.18
147416	04/15/14	WOODCOCK/ROBERT	100.00
147417	04/15/14	XEROX CORPORATION	81.95
147417	04/15/14	XEROX CORPORATION	174.34
		WC7428P PRINTER	274.30

Disbursement Journal

PO#	CLAIM	INVOICE	F 9 S ACCOUNT
			N D 001.4190.020.034
			N D 001.332.001
			M D 001.4430.020.000
			N D 004.4411.049.026
			N D 004.4411.049.027
			M D 001.4342.011.002
			N D 001.4420.034.002
			N D 001.4190.020.034
			N D 001.4190.020.034
			N D 001.4410.022.003
			N D 001.4410.022.003
			N D 003.4410.022.003
			N D 001.4190.022.003
			N D 001.367.002
			N D 008.4414.020.015
			N D 001.4412.033.000
			N D 001.4412.033.000
			N D 001.4411.033.000
			N D 001.368.021
			N D 001.4430.012.000
			N D 001.4430.033.000
			N D 001.4430.033.000
			N D 001.4341.028.000
			N D 012.210.001
			N D 001.341.002
			N D 001.4190.015.000
			N D 001.4190.015.000

\*CHECK TOTAL 279192  
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2371553-01  
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2383719-00  
5264390  
5264938  
19411  
21  
701740166  
701740166

ACS FINANCIAL SYSTEM  
04/02/2014 14:00:40

WARRANT DATE VENDOR  
BANK OF AMERICA  
BANK OF AMERICA

Disbursement Journal

GL540R-V07.24 PAGE 11  
CITY OF SAN DIMAS

PO# F 9 S ACCOUNT

CLAIM INVOICE

DESCRIPTION AMOUNT

TOTAL 816,534.25

ACS FINANCIAL SYSTEM  
04/02/2014 14:00:40  
WARRANT DATE VENDOR  
REPORT TOTALS:

GL540R-V07.24 PAGE 12  
CITY OF SAN DIMAS  
F 9 S ACCOUNT

Disbursement Journal  
DESCRIPTION AMOUNT CLAIM INVOICE PO#  
816,534.25

RECORDS PRINTED - 000310

ACS FINANCIAL SYSTEM  
04/02/2014 14:00:40

CITY OF SAN DIMAS  
GL060S -V07.24 RECAPPAGE  
GL540R  
GL540R

Disbursement Journal

FUND RECAP: -----  
 FUND DESCRIPTION -----  
 001 GENERAL FUND  
 002 STATE GAS TAX  
 003 WALKER HOUSE LLC FUND  
 004 CITY HALL/COM BLD/PLAZA FUND  
 006 SEWER EXPANSION  
 007 CITY WIDE LIGHTING DISTRICT  
 008 LANDSCAPE PARCEL TAX  
 012 INFRASTRUCTURE REPLACEMENT  
 020 COMMUNITY PARK DEVELOPMENT  
 027 CIVIC CENTER PARK 2-1-12  
 034 HOUSING AUTHORITY 2-1-12  
 040 COMMUNITY DEV BLOCK GRANT  
 053 GOLF COURSE MAINT & OPERATIO  
 071 AIR QUALITY MANAGEMENT DIST  
 072 PROP A LOCAL TRANSPORTATION  
 073 PROP C LOCAL TRANSPORTATION  
 075 LANDSCAPE MAINTENANCE DIST  
 110 TRUST AND AGENCY  
 TOTAL ALL FUNDS

DISBURSEMENTS  
 67,391.09  
 2,750.73  
 612,414.96  
 8,648.24  
 15,452.61  
 16,733.34  
 1,120.57  
 5,681.25  
 2,700.00  
 2,175.80  
 67,982.39  
 3,230.00  
 1,304.03  
 6,536.42  
 816,534.25

BANK RECAP: -----  
 BANK NAME -----  
 CHEK BANK OF AMERICA  
 TOTAL ALL BANKS

DISBURSEMENTS  
 816,534.25  
 816,534.25



**MINUTES  
REGULAR CITY COUNCIL /  
SUCCESSOR AGENCY MEETING  
TUESDAY, MARCH 25, 2014, 7:00 P. M.  
SAN DIMAS COUNCIL CHAMBERS  
245 E. BONITA AVE.**

---

**CITY COUNCIL:**

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

**STAFF**

City Manager Blaine Michaelis  
City Attorney J. Kenneth Brown  
Assistant City Manager of Community Development Larry Stevens  
Assistant City Manager of Administration Ken Duran  
Director of Parks and Recreation Theresa Bruns  
Director of Public Works Krishna Patel  
Deputy City Clerk Debra Black

**1. CALL TO ORDER AND FLAG SALUTE**

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

**2. RECOGNITION**

- Award from California Parks and Recreation Society for “Senior Center International Cultural Club”

**Erica Rodriguez** Recreation Coordinator gave a description of the California Parks and Recreation Society Association, explained some of what they do and introduced Victoria Lopez one of the founding members of the International Cultural Club at the Senior Center.

**Victoria Lopez** President of the International Cultural Club thanked City Administration for the Senior Center, Erica for helping the club be recognized and for her dedication to the Senior Center. Victoria introduced Roma Dhingra Vice President of the club.

**Roma Dhingra** thanked Erica for helping to introduce the community to the club and she thanked all of the members for their energy and enthusiasm.

**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

- 1) Amy Crow Manager San Dimas Library provided updates on events planned for the library.

- 2) Caroyl Smith with Friends of the Dog Park shared some of the emails and comments received on the recent work done at the San Dimas Dog Park

#### 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:** It was moved by Councilmember Badar, seconded by Councilmember Ebiner and carried to accept, approve and act upon the consent calendar as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **RESOLUTION NO. 2014-15**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF MARCH, 2014.
  - (2) **RESOLUTION NO. 2014-16**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING A STANDARDIZED CONFLICT OF INTEREST CODE FOR DESIGNATED EMPLOYEES OF THE CITY OF SAN DIMAS
- b. Approval of minutes for February 25, 2014 Study Session, Study Session of March 11, 2014 and regular meeting of March 11, 2014
- c. Denial of Claim for Christopher Sosa
- d. Appropriation of additional funds for Public Works Contract Inspections
- e. **Lot Line Adjustments 14-02** - A request to adjust the property boundaries for 912 Overland Court – APN: 8383-010-073 (Parcel 1) and 924 Overland Court – APN: 8383-010-074 (Parcel 2)

END OF CONSENT CALENDAR

#### 5. OTHER MATTERS

- a. Appropriation of funds to conduct a comprehensive engineering study regarding interest in a crosswalk at Bayfield and Allen Avenue.

**Krishna Patel** Director of Public Works presented staff's report asking Council to consider approving the additional \$13,000 from the general fund to retain services of a Traffic Engineering Consultant and award the contract to Wildan Engineering.

**Mayor Morris** asked if the scope of work would include a complete review of the traffic pattern.

**Director Patel** answered that it would be included in the study.

**Councilmember Templeman** stated that if the analysis from the Manual of Uniform Traffic Controlled Devices won't allow a second crosswalk and a new study only recommends moving the crosswalk he feels it would be a waste of money. Councilmember Templeman expressed frustration with the inconsistent information provided to Council.

**Councilmember Ebiner** asked for clarification on what the study would provide.

**Director Patel** answered it would most likely say that the crosswalk should stay, suggest enhancements and would probably not recommend a crosswalk at that location.

Discussion continued on possible changes and enhancements to the location along with possible repercussions of making those changes.

**MOTION:** A motion was made by Councilmember Badar seconded by Councilmember Bertone to approve the appropriation of \$13,000 from general funds for the engineering study of a crosswalk at Bayfield and Allen Avenue. The motion carried unanimously.

## 6. SUCCESSOR AGENCY

- a. Authorize a request to our State Legislators to support amendments to Redevelopment dissolution provisions to allow for the full repayment of city loans to its former Redevelopment Agency.

**Blaine Michaelis** City Manager presented staff's report and asked the Council to authorize the Mayor to sign a letter to the State Legislature requesting them to consider city loans be funded in the dissolution process.

**MOTION:** A motion was made by Councilmember Bertone seconded by Councilmember Ebner to authorize the Mayor to sign letter to the State Legislature. Motion passed unanimously.

## 7. ORAL COMMUNICATIONS

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

No comments.

- b. City Manager

Asks the Mayor call in show

- 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.

**Councilmember Bertone** attended a meeting of the Local Government Commission.

- 2) Individual Members' comments and updates.

**Councilmember Ebner** announced the upcoming San Dimas Stage Race and the start of Farmers Market season. He asked Larry Stevens for an update on the chicken ordinance.

Assistant City Manager of Community Development Larry Stevens responded that it is scheduled to be heard by the Planning Commission and then brought back to Council.

**Councilmember Badar** shared that he went out and supported the San Dimas Sheriff's Station at the Baker to Vegas Run and announced the passing of longtime resident Ed Gable requesting the meeting be adjourned in his memory.

**Councilmember Bertone** reported on the success of the Chamber of Commerce Toast of the Town event and thanked all involved.

**8. ADJOURNMENT**

The meeting adjourned at 8:27 p.m. The next meeting will be on Tuesday, April 8<sup>th</sup>, 2014 at 7:00 p.m.

Respectfully submitted,

---

Debra Black, Deputy City Clerk



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of April 8, 2014*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Public Works Department *LM*

**SUBJECT:** **Adoption of Resolution No. 2014-18 requesting transfer of Miscellaneous Transfer Drain (M.T.D.) no 1841 to the Los Angeles County Flood Control District for operation and maintenance.**

## **SUMMARY**

*On November 24, 1992, the City of San Dimas entered an agreement with Los Angeles County to transfer and convey storm drain improvements and drainage systems to the Los Angeles County Flood Control District for future operation, maintenance, repair and improvements. Miscellaneous Transfer Drain (M.T.D.) No. 1841 which runs on Rennell Avenue to St George to Americana was constructed in 2013 and has met the requirements of the above agreement and is now ready to be transferred and conveyed.*

## **BACKGROUND**

In November 1992, the City entered into an agreement with Los Angeles County to transfer and convey storm drain systems to the Los Angeles County Flood Control District (LACFCD) for future operation, maintenance, repair and improvements.

In order to qualify for the transfer and conveyance program, the storm drain system has to meet several requirements. First, the design of the storm drain system has to be approved by the County. Second, the system has to be inspected by the County during construction. Third, all downstream drainage systems must already belong to the County or the proposed drainage system has to discharge directly into an open channel. A fourth condition involves the payment of fees to process the transfer documents, and finally, the execution of the actual documents themselves.

Typical fees for transfer are as follows:

Transfer Fee:	\$ 1,621
Easement Document Process fee:	\$ 6,653

Additional costs are incurred if the storm drain needs to be re-inspected and the sited deficiencies need to be repaired. This situation can exist if the transfer of the storm drain occurs more than one year after the end of construction. There are approximately 19 M.T.D. systems in San Dimas that potentially qualify for transfer. The entire process for preparing a drain for transfer including repairs and processing of legal fees can unfortunately take years. Especially with the new municipal storm drain permit, the

County is extremely reluctant to assume maintenance of M.T.D. systems. MTD 1841 is a new system however, even with the new system, the transfer process has taken approximately 1 year due to County administration review.

Miscellaneous Transfer Drain 1841 runs north under Rennell Avenue, then easterly onto St George, and then north onto Americana. This drain was installed primarily by the developer of the gated community on Lone Hill (Las Colinas Way) across from Overland Ct. The City also had some catch basins installed at the Rennell and St. George intersection to alleviate localized flooding. The system has been inspected and approved for transfer by the Flood Control District. All that remains to transfer this system is City Council approval by four-fifths vote of a resolution requesting the transfer of the system to the County.

### **DISCUSSION**

The transfer of the storm drain benefits the City of San Dimas for several reasons. With the transfer, the County essentially owns the storm drain. The County assumes responsibility and all costs associated with cleaning, repairs, and future upgrades if required. This is especially important as the National Pollutant Discharge Elimination System (NPDES) requirements become increasingly stringent and costly. The County receives funding for upkeep of the drainage system through an existing assessment district for flood control which is collected as part of the property tax for each parcel.

The main disadvantage for transfer of storm drains is the loss of the City's ability to issue final approval for future connections to the transferred section. Once the storm drain is transferred, the County will have final approval for future connections, which will add review time and expense to potential future developments. However, since the drains are in built out areas where future development potential is extremely limited, Staff does not anticipate this to have much, if any, impact. Regardless of whether connection control is with the City or the County, new developments would still be required to meet the same state standards.

Another potential disadvantage is that under the GASB-34 (Government Accounting Standards Board statement number 34) the storm drain systems has an asset value of approximately \$300,000. Transfer will involve removal of the storm drain from our GASB asset inventory. However, because the rest of the City's assets combine to such a large amount, the value of this system would be negligible in comparison to the City's total asset value.

Staff believes the many benefits derived from the transfer more than offset the disadvantages. Not transferring the systems will unquestionably result in substantial future costs to the City for maintenance and repair and in the long term, the reconstruction of the drainage system.

It is Public Works goal to transfer as many M.T.D. systems over to the County as is economically feasible. Transfer of some of the older systems may prove not to be feasible due to the cost of repairs or lack of some legal documents required by the County. This system is directly upstream of an older system that was transferred in January of this year.

**RECOMMENDATION**

Staff recommends that City Council consider adopting Resolution No. 2014-18 requesting transfer of M.T.D. No. 1841 to the Los Angeles County Flood Control District for operation and maintenance.

Respectfully Submitted,



Shari Garwick  
Senior Engineer

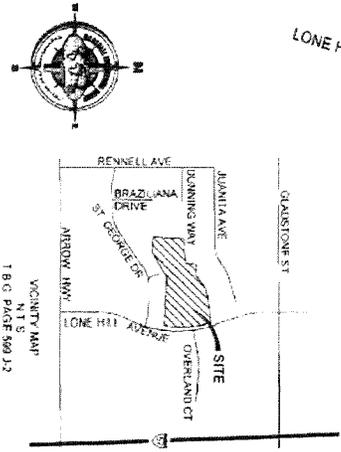
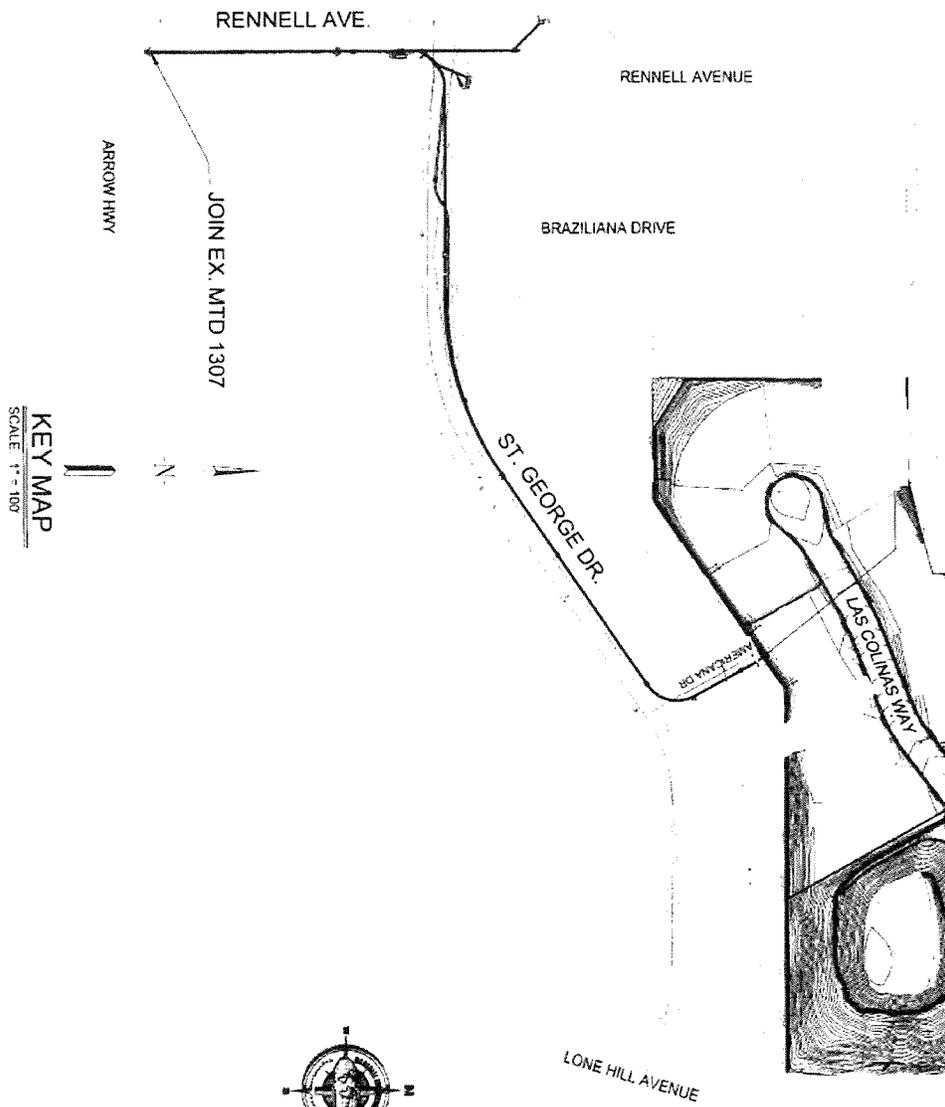
Attachments:

Resolution 2014-18 Request for Transfer of M.T.D. 1841  
Drawing depicting M.T.D. 1841

04-14-02

### LOCATION OF MTD 1841

**CITY OF SAN DIMAS**  
MTD NO. 1841  
TRACT NO 60865



RESOLUTION NO. 2014-18

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA,  
REQUESTING THE BOARD OF SUPERVISORS OF  
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
OF THE STATE OF CALIFORNIA TO ACCEPT, ON BEHALF OF SAID  
DISTRICT, THE TRANSFER AND CONVEYANCE OF THE  
STORM DRAIN IMPROVEMENTS KNOWN AS  
MISCELLANEOUS TRANSFER DRAIN NO. 1841  
IN THE CITY OF SAN DIMAS FOR FUTURE OPERATION,  
MAINTENANCE, REPAIR, AND IMPROVEMENT, AND  
AUTHORIZE THE TRANSFER AND CONVEYANCE THEREOF

WHEREAS, there have been dedicated to, or the City of San Dimas has otherwise acquired, the storm drain improvements and drainage system known as Miscellaneous Transfer Drain (MTD) No. 1841, depicted on Los Angeles County Flood Control District Drawing Nos 470-6950-F12.1-.8 on file with the Director of Public Works for the County Los Angeles; and

WHEREAS, the City is authorized and empowered to transfer and convey to the Los Angeles County Flood Control District (hereinafter referred to as District) any storm drain improvements and drainage systems for future operation, maintenance, repair, and improvement; and

WHEREAS, the City and the District entered into an Agreement dated November 24, 1992, and recorded December 22, 1992, as Document No. 92-2403425, of the Official Records in the Registrar-Recorder/County Clerk's office, whereby the City made certain warranties about its future transfers and conveyances of flood control facilities to the District; and

WHEREAS, the best public interest will be served by transfer and conveyance of said storm drain improvements and drainage system from the City to the District for future operation, maintenance, repair, and improvement.

NOW, THEREFORE, BE IT RESOLVED, that the City does hereby request the District to accept the transfer and conveyance of the storm drain improvements and drainage system depicted on District Drawing Nos. 470-6950-F12.1-.8 on file with the Director of Public Works for the County of Los Angeles.

BE IT FURTHER RESOLVED that, subject to the acceptance thereof of the Board of Supervisors of the District, the City Engineer is directed and ordered to prepare all necessary instruments and documents to effectuate the transfer and conveyance and that the Mayor is authorized and instructed to execute said documents and other instruments. The District shall have no obligation or responsibility to maintain the storm drain, improvements, and drainage until all rights of way for the drain now vested in the City and all other necessary rights of way have been conveyed to and accepted by the District.

The City Clerk shall certify to the adoption of this resolution.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_

Mayor of the City of San Dimas

I HEREBY CERTIFY that the above and foregoing Resolution was adopted at a regular meeting of the City Council of the City of \_\_\_\_\_ held on \_\_\_\_\_ day of \_\_\_\_\_, 2014. By the affirmative vote of at least four-fifths of the City Council, to wit:

Ayes

Noes

Absent

\_\_\_\_\_

City Clerk of the City of \_\_\_\_\_

City Seal

**RESOLUTION NO. 2014-18**

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA,  
REQUESTING THE BOARD OF SUPERVISORS OF  
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
OF THE STATE OF CALIFORNIA TO ACCEPT, ON BEHALF OF SAID  
DISTRICT, THE TRANSFER AND CONVEYANCE OF THE  
STORM DRAIN IMPROVEMENTS KNOWN AS  
MISCELLANEOUS TRANSFER DRAIN NO. 1841  
IN THE CITY OF SAN DIMAS FOR FUTURE OPERATION,  
MAINTENANCE, REPAIR, AND IMPROVEMENT, AND  
AUTHORIZE THE TRANSFER AND CONVEYANCE THEREOF

WHEREAS, there have been dedicated to, or the City of San Dimas has otherwise acquired, the storm drain improvements and drainage system known as Miscellaneous Transfer Drain (MTD) No. 1841, depicted on Los Angeles County Flood Control District Drawing Nos 470-6950-F12.1-.8 on file with the Director of Public Works for the County Los Angeles; and

WHEREAS, the City is authorized and empowered to transfer and convey to the Los Angeles County Flood Control District (hereinafter referred to as District) any storm drain improvements and drainage systems for future operation, maintenance, repair, and improvement; and

WHEREAS, the City and the District entered into an Agreement dated November 24, 1992, and recorded December 22, 1992, as Document No. 92-2403425, of the Official Records in the Registrar-Recorder/County Clerk's office, whereby the City made certain warranties about its future transfers and conveyances of flood control facilities to the District; and

WHEREAS, the best public interest will be served by transfer and conveyance of said storm drain improvements and drainage system from the City to the District for future operation, maintenance, repair, and improvement.

NOW, THEREFORE, BE IT RESOLVED, that the City does hereby request the District to accept the transfer and conveyance of the storm drain improvements and drainage system depicted on District Drawing Nos. 470-6950-F12.1-.8 on file with the Director of Public Works for the County of Los Angeles.

BE IT FURTHER RESOLVED that, subject to the acceptance thereof of the Board of Supervisors of the District, the City Engineer is directed and ordered to prepare all necessary instruments and documents to effectuate the transfer and conveyance and that the Mayor is authorized and instructed to execute said documents and other instruments. The District shall have no obligation or responsibility to maintain the storm drain, improvements, and drainage until all rights of way for the drain now vested in the City and all other necessary rights of way have been conveyed to and accepted by the District.

The City Clerk shall certify to the adoption of this resolution.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Curtis W. Morris, Mayor City of San Dimas

ATTEST:

\_\_\_\_\_  
Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the above and foregoing Resolution No. 2014 - 18 was adopted at a regular meeting of the City Council of the City of \_\_\_\_\_ held on \_\_\_\_\_ day of \_\_\_\_\_, 2014.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Debra Black, Deputy City Clerk

City Seal



## AGENDA ITEM STAFF REPORT

**TO:** Honorable Mayor and Members of the City Council  
For the Meeting of April 8, 2014

**FROM:** Larry Stevens, Assistant City Manager – Community Development

**INITIATED BY:** Ann Garcia, Community Development

**SUBJECT:** Resolution to sign a Cooperation Agreement for the CDBG Program.

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### BACKGROUND

Participation in the Los Angeles Urban County Community Development Block Grant (CDBG) Program requires the participating cities to sign a Cooperation Agreement with the County. Last year, the U.S. Department of Housing and Urban Development (HUD) introduced new requirements for the Cooperation Agreement and they now must be incorporated into the document. Some of the requirements are that we delineate the fair housing and civil rights obligations that Urban Counties and participating cities are subject to, and include new citations. The County will now require all participating cities to sign a new Cooperation Agreement this year for the next Urban County Qualification Period, which will begin on July 1, 2015 and end on June 30, 2018. The new agreement will contain provisions that will allow for automatic renewal of participation in the CDBG program in successive 3-year periods, unless the City decides not to participate.

The County requires a resolution from the City Council authorizing the Mayor or his designee to sign the Cooperation Agreement with the County on behalf of the City. The County will provide the Cooperation Agreement in the later part of April for signatures.

The City last signed a Cooperation Agreement in May 2005.

### RECOMMENDATION

Community Department recommends that the City Council approve the resolution and authorize the City Manager or Assistant City Manager to execute any and all documents necessary to further participate in the CDBG Program.

Prepared By:

Ann Frances Garcia  
Administrative Aide

Attachments:  
Resolution No. 2014-19

**RESOLUTION NO. 2014-19**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PARTICIPATION IN THE LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BY AUTHORIZING THE MAYOR, OR HIS DESIGNEE TO SIGN A COOPERATION AGREEMENT WITH THE COUNTY OF LOS ANGELES**

WHEREAS, the City of San Dimas desires to continue its participation in the Los Angeles Urban County Community Development Block Grant (CDBG) Program for the qualification period beginning July 1, 2015, and

WHEREAS, the city authorizes the execution of a Cooperation Agreement with the County of Los Angeles in order to receive said CDBG funds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN DIMAS AS FOLLOWS:

**SECTION 1.** The City Council adopts and approved the County of Los Angeles Participating City Cooperation Agreement between the City of San Dimas and the County of Los Angeles for the time period of July 1, 2015 through June 30, 2018 and self-renewing thereafter.

**SECTION 2.** The City Council authorizes the Mayor or his/her designee to execute any and all documents necessary for participation in the Los Angeles Urban County CDBG Program on behalf of the City of San Dimas.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Curtis W. Morris, Mayor City of San Dimas

ATTEST:

\_\_\_\_\_  
Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the above and foregoing Resolution No. 2014 - 18 was adopted at a regular meeting of the City Council of the City of \_\_\_\_\_ held on \_\_\_\_\_ day of \_\_\_\_\_, 2014.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Debra Black, Deputy City Clerk



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the meeting of **April 8, 2014***

**From:** Blaine Michaelis, City Manager

**Initiated by:** Public Works Department *UM*

**Subject:** **Appropriation of \$15,000 to provide biological assessment of mitigation work in San Dimas Wash**

## Summary

*Staff is requesting the appropriation of \$15,000 from the General Fund to pay for a biologist to assess progress in ongoing mitigation work in San Dimas Wash. For the last several years, the City has been removing non-native plant species from the San Dimas Wash as part of a mitigation requirement for emergency work done during the Williams Fire, the rains of 2006, and the rains in 2010. After Staff submitted the last mitigation summary report, the Corps of Engineers requested additional assessment regarding impacts on native species. The additional assessment is outside of Staff's expertise and will need to be done by a biologist.*

## BACKGROUND

Over the last 12 years, the City has performed emergency work in natural drainage washes in order to protect property or restore roadway. Work was performed in the following channels:

- 2002 Williams Fire-the City installed steel trash racks in Hamm Canyon (above the Golf Course) and in Sycamore Canyon (above the equestrian facility) to protect downstream properties from burn flows.
- 2006 reconstruction of the Dip Crossing on San Dimas Canyon Road south of Caballo Ranch Road.
- 2010 emergency culvert cleaning before the record rains of 2010 where 14 inches of rain fell in one week-this included removal of debris build up immediately upstream and downstream of the dip crossing that was obstructing the pipes under the crossing.

Whenever work is done in a natural drainage channel or "streambed" that is designated a "blue line stream" and is deemed to be "Waters of the United States", the City must get permits for the work from state and federal agencies. These agencies include the State Water Resources Control Board, California Department of Fish and Wildlife, and the Army Corps of Engineers. Regardless of the circumstance necessitating the work, these agencies require that the City mitigate ostensible damage to natural habitat.

Each of the above projects had separate mitigation requirements. In 2010, the City contracted with an environmental firm (Impact Sciences) to combine all of the mitigation into one project area. The

project was to remove non-native vegetation from the San Dimas Wash. The City has contracted an industry recognized habitat restoration specialist (Riparian Repairs) to do this work. As the removal has been ongoing for several years, the annual cost was down to approximately \$1,500. In Staff opinion, this removal has actually benefited not only the restoration of the native environment, but has protected the historic drainage capacity of the channels. Aggressive non-native plants especially *Arundo Donax* (a bamboo like plant) have prolific dense growths that clog channels and also consume excessive amounts of water. The growth becomes a maintenance problem during wet seasons as it occludes water flow in natural channels causing erosion and flooding.

In early March, the City submitted an annual mitigation report prior to the visit of an Army Corps of Engineers representative. After the visit, the Corps required an assessment of the mitigation impacts on animal species. The Corps has required this report by April 25<sup>th</sup>, 2014. As wildlife assessment lies outside of Staff's level of expertise, the assessment will need to be contracted through an environmental firm. It appears that this biological assessment will be an ongoing requirement and will be necessary for future annual reports.

Additionally, the trash racks installed after the Williams Fire in 2002 were to be temporary structures and the permitting agencies required them to be removed. With the changing weather patterns and apparently increased likelihood of wildfires, Staff would like to keep these trash racks in place. The racks are extremely expensive to build (these cost over \$180,000 in 2002), are beneficial during normal wet seasons, and would be extremely costly and difficult to remove. The trash racks are heavy duty steel and embedded in approximately 4 to 8 feet of concrete. New Mitigation will be required whether they are removed or allowed to remain. Ironically, removal of the trash racks is more invasive than leaving them in place. The mitigation requirements for this item and ensuing costs are unknown at this time. However, the environmental consultant will be better equipped to negotiate and Staff would like them to begin on this item.

It is likely that in the next fiscal year, additional funds will need to be budgeted to retain a biologist to regularly submit mitigation reports with the permitting agencies to avoid any regulatory enforcement actions being imposed upon the City.

### **RECOMMENDATION**

Staff requests City Council consider appropriating \$15,000 for a consultant to provide a biological assessment of mitigation work that has been completed in San Dimas Wash. The Consultant will also begin negotiating mitigation requirements for leaving the trash racks in place from the Williams Fire.

Respectfully Submitted,



Shari Garwick  
Senior Engineer

# Gold Line

Below is the story that ran on the front page of the San Gabriel Valley Tribune, Pasadena Star News, and Los Angeles Daily News today about yesterday's San Gabriel Valley Transportation Forum. Los Angeles Mayor Eric Garcetti was the keynote speaker, with Metro board chairwoman Diane DuBois providing the county perspective. Construction Authority and Metro board member John Fasana moderated the event that attracted more than 200 local officials. John's leadership yesterday, aided by the work of the San Gabriel Valley Council of Governments coordinating such a large group of transportation insiders should be commended.

Mayor Garcetti's message was clear: he views his job as a regional mayor, helping to represent the entire Los Angeles region to benefit all cities. He stated that he wants to see the completion of the Gold Line to the county line, and graciously committed to work closely with the San Gabriel Valley representatives so that all our goals can be achieved. I also had the opportunity to highlight the Foothill Gold Line project's on-time/on-budget status as a success story for Measure R; as well as the importance of including the extension from Azusa to the county line in any future tax measure to stay on schedule to break ground in 2017.

Below, Mayor Garcetti shakes Construction Authority board member Sam Pedroza's hand after signing our "halfway there" board following his address yesterday; on right Metro Chairwoman Diane DuBois signs the board:



*Mayor Garcetti's message: "Let's go east!"*



*Director DuBois' message: "Congrats!"*

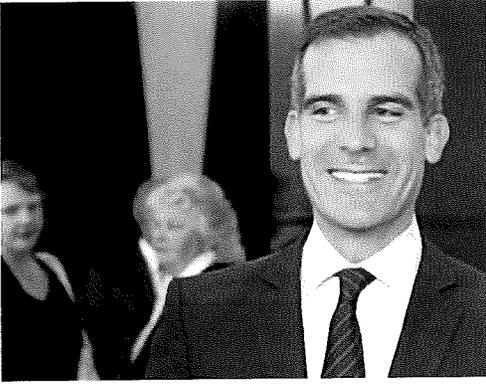
At last night's monthly meeting, the Construction Authority board discussed legislation introduced by Assembly member Freddie Rodriguez that would extend the Authority's jurisdictional authority from Montclair to Ontario Airport. The goal of the legislation is to allow the Construction Authority the ability to continue planning the Ontario Airport Extension. After a detailed discussion by the Authority board, they decided to postpone action on the item until their meeting in April to allow time for the San Bernardino Associated Governments (SANBAG) to review the language and provide feedback. As you can see in the legislation (attached), the changes to the Authority's enabling legislation are minimal - extending our jurisdictional authority from Montclair to Ontario Airport only (the new language is underlined). I have highlighted in yellow the portions of the bill that provide SANBAG approval authority. This language is not new and remains unaltered by the bill. We appreciate Assembly member Rodriguez's efforts on the project's behalf and will work with SANBAG over the next few weeks to identify any concerns.

The Journey Continues,

Habib F. Balian

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## More trains, buses and highways across region will ease traffic gridlock, L.A. Mayor Eric Garcetti says



Los Angeles Mayor Eric Garcetti at the San Gabriel Valley Transportation Forum in the city of Industry. Garcetti embraced a county-wide transportation plan and offered his help to the independent cities of Los Angeles County. (Courtesy of Chris Lancaster)

By [Steve Scauzillo](#), San Gabriel Valley Tribune

INDUSTRY >> Saying no one in Southern California is immune to traffic nightmares, Los Angeles Mayor Eric Garcetti vowed Wednesday to work alongside independent cities in the county to raise money for more trains, buses and highways that will ease gridlock.

"I want to be a better mayor for the entire region," Garcetti told an audience of 200 leaders from throughout the county. "It used to be L.A. city is the 800-pound gorilla everyone loves to hate. I want to say those days are over."

Going hand-in-hand with the mayor's cooperation is a proposal to float another half-cent sales tax to fund new transit projects similar to Measure R, passed by county voters in November 2008. Measure R-2 or Measure X would be placed on the November 2016 ballot to coincide with an expected large voter turnout for president in the general election.

Political leaders said they are looking to the mayor, who sits on the MTA board and has tremendous influence on countywide transit projects, to pave the way for such a county measure.

Though Measure R is still on the books, the expected revenue of \$40 billion over 30 years is falling short by about \$4 billion. Also, the vision for a rail network connecting sprawling Southern California already would cost more than funds from Measure R.

"They've (MTA board members) made no decisions but it is an issue for discussion," said MTA CEO Art Leahy, in an interview Wednesday. "It is 2½ years off; we'll have to wait and see how it looks."

Garcetti's remarks were delivered at the San Gabriel Valley Transportation Forum held at the Pacific Palms Resort in Industry. Although the mayor did not mention new taxes, others on the program did, including Denny Zane, executive director of Move LA.

Zane has invited Garcetti to discuss "Measure R-2" at a conference Friday in downtown L.A. A flier for the program asks: "Is there a Measure R-2 framework that we can all support?" Zane predicted the measure would be a half-cent sales tax increase for 45 years and raise \$90 billion.

Regional transportation planners laid out a mobility plan calling for a \$525 billion investment over 25 years in everything from wider freeways to more light-rail lines and bikeways.

The Southern California Association of Governments Regional Transportation Plan predicts the investment will create 175,000 jobs per year in Southern California in construction and operation.

Projects included in the plan are: A regional connector that will link the Gold Line light-rail with the Blue Line, enabling passengers to travel from Azusa to Long Beach without changing seats; an extension of the Crenshaw rail line into LAX; plus numerous freeway widening projects along the 5, 605 and 71 freeways.

"People are stuck in traffic. Separated from their families. They are, to quote that line from "Network," 'Mad as hell and not going to take it anymore,'" Garcetti said.

Funding for highway projects will run dry in July, when the Highway Trust Fund is expected to go bankrupt, said Sharon Neely, chief deputy executive director of SCAG. Sen. Boxer is proposing a bill that would try out a user fee based on the amount of vehicle miles traveled in lieu of the 18.4-cents-per-gallon pump tax, Neely said.

"We haven't had a gas tax increase for 20 years," she said. "Yet it is not easy going back to your home city and say I support a gas tax increase or a user tax."

Funding for a second extension of the Gold Line, from Azusa to Claremont, has not materialized. Yet, the Metro Gold Line Foothill Construction Authority is moving ahead on engineering and designs this summer.

"Our project will be ready in 2017. If there is a sales tax initiative passed in 2016 we will be shovel ready and could complete the project by 2022," said Habib Balian, CEO of the Authority.

The mayor of Los Angeles announced that he fully supports the Gold Line extension from Azusa to Claremont.

In the past, smaller cities in the county clashed with former Mayor Antonio Villaraigosa, but on Wednesday Duarte Mayor John Fasana, who represents the 31 San Gabriel Valley cities on the MTA board, welcomed the regional message brought by Garcetti to the inland areas.

"At times we've had to bare our knuckles and fight for the resources," Fasana said. "Now, we see an unprecedented opportunity. This new era really bodes well for us."

Garcetti did not mention Villaraigosa, who was viewed by cities in the San Gabriel Valley, the southeast county and the Inland Empire as a booster for only L.A.-centric projects and a roadblock to funding projects outside the L.A. city limits. "Whether in the San Gabriel Valley or inside other parts of L.A. County, the problems we are all attempting to solve don't pay attention to borders," Garcetti said.

Still, Garcetti spoke in favor of bicycle lanes and more "CicLAvia" type events, known as open streets, throughout the county, as a less expensive way to move people.

"Forty-seven percent of all car trips in L.A. County are less than three miles. Completing a three-mile trip on a bicycle is not hard to do. If you cruise, you won't even break a sweat," said speaker Javier Hernandez, program director of Bike San Gabriel Valley.

Gov. Brown has set aside \$100 million in his budget for sustainable transportation methods, such as bikes, trains and clean buses, Neely said. SCAG is asking Brown to increase that to \$500 million, she said.



# Agenda Item Staff Report

## HOUSING AUTHORITY BOARD

**TO:** Honorable Chair and Members of Authority  
*For the Meeting of March 31, 2014*

**FROM:** Blaine Michaelis, Executive Director 

**SUBJECT:** Approve changes in the Authority's Affordable Home Ownership Program for the Grove Station Project

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The Housing Authority has purchased 10 homes in the Grove Station project to be sold to moderate income households.

The original plan with the Grove Station units has been to impose resale restrictions to every buyer over a 45 year term. Since the affordable housing covenants were originally drafted, the gap between the achievable market prices and the statutorily set prices for moderate income units has decreased significantly. This makes it more difficult to market units that must be sold and resold to moderate income households over that 45 year term.

Another issue with the imposition of irrevocable covenants is that the administration and monitoring of these covenants requires resources; and with the dissolution of Redevelopment, and the uncertainty of Housing programs in the future it would be important to secure some resources to still administer affordable housing requirements through the years.

The other issue we have experienced is the impact of what is perceived to be onerous buyer requirements. There is little incentive to be willing to buy a home that has a 45 year limit on what you can sell the home for in the future.

The city hired Keyser Marston to review our situation and provide recommendations on changes that would still meet the city's policy objectives with Grove Station yet facilitate the sale of the affordable homes.

In simplified terms, the change being recommended focuses on providing for an equity appreciation sharing approach with the buyers of the affordable homes. Under the proposed program, the home is initially sold to a qualifying buyer and a silent second trust deed is held by the City's Housing Authority equal to the difference between the market rate price and the affordable sales price of the home. The silent second trust deed does not bear interest and no payments are due until the home is resold at an unrestricted market rate price. When the home is resold, the deed loan plus a percentage share of the appreciation of the home

are paid to the Housing Authority. The seller also received an amount of 'equity payments' from the market sale of the home.

The advantages of this approach:

1. The buyer has the opportunity to gain some benefit from the equity appreciation in their home because they can sell it at a market rate price. This acts as an incentive for the owner to improve and maintain their property which also indirectly benefits the surrounding neighborhood.
2. The Housing Authority's monitoring costs are primarily focused on the first buyer and administering the process when that buyer sells the home. The Authority receives money from the transaction to help address those costs.
3. When the Housing Authority receives repayment of the silent second trust deed loan and its share of equity growth when the home is sold, the Authority will be able to utilize those funds for future affordable housing projects.

The primary constraints associated with this approach are:

1. When the income restricted unit is converted to an unrestricted market rate unit with the first resale, the number of affordable housing units in the city's inventory will be reduced and the Authority will need to work to replace that unit in the inventory.
2. The funds the Housing Authority will receive from the resale of the formerly income restricted units will need to be used to assist units provided to extremely low and very-low income households.

The following scenario is an example to show how the Equity Appreciation Sharing program would work.

Assumptions	
Original First Trust Deed Mortgage	\$264,900
Original Home Buyer Down Payment	\$13,900
Total Affordable Sales Price	\$278,800
Original Unrestricted Market Rate Value	\$325,000
Principal Balance Housing Successor Agency Silent Second Trust Deed	\$46,200
Silent Second Trust Deed as a Percentage of the Unrestricted Market Value	14.2%
Approved Capital Improvements Made by the Home Owner	\$15,000
Resale Proceeds After Closing Costs	\$390,000

Distribution of Sales Proceeds		
Available Resale Proceeds		\$390,000
<u>Required Distributions</u>		
Repayment of First Trust Mortgage	\$264,900	
Return of Home Buyer Down Payment	13,900	
Return of Approved Capital Improvements Costs	15,000	
Repayment of Principal Balance Housing Successor Agency Silent Second Trust Deed	46,200	
<b>Total Required Distributions</b>		<b>\$340,000</b>
Net Gain on Sale		\$50,000
Housing Successor Agency Share of Net Gain @ 14.2%		\$7,100
<u>Total Housing Successor Agency Proceeds</u>		
Repayment of Principal	\$46,200	
Share of Net Gain on Sale	7,100	
<b>Total Housing Successor Agency Proceeds</b>		<b>\$53,300</b>

After receiving the return of their down payment, the seller would receive a net \$42,900 in shared equity from a \$390,000 market sale of their home.

We reviewed this program with you at the March 31, 2014 Retreat. **The following questions came up at that meeting (answers are provided along with the question):**

- **Can the Housing Authority simply sell the 10 homes at market and use the money for other affordable housing programs?** The technical answer is yes; however, staff recommends that we proceed with the sale of these 10 units to be consistent with our affordable housing agreement for this project. Staff sees the benefit of demonstrating to the State Department of Finance our compliance with the requirements of the agreement.
- **Occupancy standards for the units?** An applicant's household must include at least two people based on 1 per bedroom.
- **What is to keep buyers from a quick profit?** The gap between the market price of the home and the income restricted price of the home is fairly narrow – and the total amount of that gap is to be repaid upon sale.

In addition, the seller will also have closing and sales costs to absorb which would reduce an incentive to sell soon after the initial purchase.

**Additional information since the Retreat Session;** we have included the full report from Kathe Head attached to this staff report. This provides you additional background on the rationale and procedures to administer the program. You will note that Kathe is recommending on page 10 that we reduce the Housing Authority's equity share (originally 14.2% in the example) starting with the 11<sup>th</sup> year of home ownership. This acts as an incentive to stay in the home – the longer the original owner stays in the home, the greater their equity share.

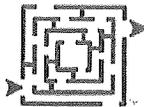
The other benefit of reviewing the entire recommendation is to view the other elements Kathe has included to help with the interpretation and administration of the program. She has prepared a series of checklists for both the applicant and the City to use to help simplify the process and requirements of the program.

**STAFF RECOMMENDATION:**

1. Receive a brief presentation from staff. Ask questions as desired. Kathe Head of Keyser Marston will be in attendance to answer questions and provide information as needed.
2. Approve the recommended changes to the Grove Station income restricted units provisions and program; and authorize the staff to proceed to implement the program.

**ATTACHMENT**

Affordable Ownership Housing Units Recommendations Report from Keyser Marston dated March 28, 2014



KEYSER MARSTON ASSOCIATES  
ADVISORS IN PUBLIC/PRIVATE REAL ESTATE DEVELOPMENT

MEMORANDUM

ADVISORS IN:  
REAL ESTATE  
REDEVELOPMENT  
AFFORDABLE HOUSING  
ECONOMIC DEVELOPMENT

**To:** Blaine Michaelis, City Manager  
City of San Dimas

**From:** Kathleen Head

**Date:** March 28, 2014

**Subject:** Affordable Ownership Housing Units: Financial Issues

SAN FRANCISCO  
A. JERRY KEYSER  
TIMOTHY C. KELLY  
KATE EARLE FUNK  
DEBBIE M. KERN  
REED T. KAWAHARA  
DAVID DOEZEMA

LOS ANGELES  
KATHLEEN H. HEAD  
JAMES A. RABE  
GREGORY D. SOO-HOO  
KEVIN E. ENGSTROM  
JULIE L. ROMNEY

SAN DIEGO  
PAUL C. MARRA

In accordance with your request, Keyser Marston Associates, Inc. (KMA) has analyzed the financial issues associated with the affordable home ownership activities being undertaken by the City of San Dimas (City). The primary purpose of this analysis is to assist the "Housing Successor Agency" to the former Redevelopment Agency of the City of San Dimas (Redevelopment Agency) in structuring the sales transactions for the income restricted units in the Grove Station condominium project (Grove Station). The recommendations derived from this analysis can be translated to other affordable home ownership projects that the Housing Successor Agency may choose to assist.

**BACKGROUND STATEMENT**

The Housing Successor Agency purchased 10 homes in Grove Station using Property Tax Increment Housing Set-Aside (Set Aside) funds. As a result, these units are subject to the requirements imposed by the California Health and Safety Code (H&S Code). The Redevelopment Agency complied with this requirement by requiring the homes to be sold to moderate income households.

When the Grove Station agreements were originally executed, the Redevelopment Agency chose to impose resale controls that remain irrevocably in effect over a 45-year term. However, since the affordable housing covenants were originally drafted, the gap between the achievable market rate prices and the statutorily set prices for moderate income units has decreased significantly. This makes it more difficult to market units that must be sold and resold to moderate income households over a 45-year period.

**To:** Blaine Michaelis, City of San Dimas  
**Subject:** Affordable Ownership Housing Units: Financial Issues

March 28, 2014  
Page 2

Another issue associated with the imposition of irrevocable covenants is that the administration and monitoring of this type of covenant is labor intensive. Recognizing that the Housing Successor Agency does not anticipate having a revenue stream to fund these costs, it may be financially prudent for the Housing Successor Agency to create a less administratively intensive covenant structure for the units.

The following KMA analysis provides a recommended restructuring plan for the sale of the Grove Station income restricted units. The KMA analysis also provides recommendations related to marketing the affordable units, and then administering the covenants on the units.

## **ORGANIZATION**

The KMA analysis is organized as follows:

1. The characteristics of irrevocable covenants are compared to a structure that allows the Housing Successor Agency to share in the equity appreciation that is achieved the first time each home is sold at an unrestricted market rate price.
2. A recommended restructuring plan is created that meets the City's policy objectives for Grove Station, and reduces the administrative burden that will be imposed on the Housing Successor Agency.
3. A general marketing plan is provided for the 10 Grove Station homes that includes the following components:
  - a. The qualifying household income levels are identified for prospective purchasers of the moderate income units;
  - b. A minimum household size requirement is identified for prospective purchasers of the moderate income units;
  - c. The current affordable housing price for the units is calculated based on the requirements imposed by California Health and Safety Code Section 50052.5; and
  - d. Objective criteria is identified for evaluating prospective purchasers.
4. A recommended administration and monitoring strategy is described.

**To:** Blaine Michaelis, City of San Dimas  
**Subject:** Affordable Ownership Housing Units: Financial Issues

March 28, 2014  
Page 3

## **IRREVOCABLE COVENANTS VERSUS EQUITY APPRECIATION SHARING**

A key policy issue associated with affordable ownership homes is the type of covenants that will be imposed. H&S Code Section 33334.3 (Section 33334.3) requires homes assisted with Set-Aside funds to be subject to income and affordability covenants that run for at least 45 years. However, Section 33334.3 includes a provision that allows the units to be resold at a market rate price before the covenant period expires if a program has been adopted that protects the Set-Aside funds contribution. This Section specifically states that a program that allows the Housing Successor Agency to share in the equity appreciation when a home is resold is compliant with the requirements imposed by Section 33334.3.

The characteristics of irrevocable covenants and equity appreciation sharing are described in the following sections of this analysis:

### **Irrevocable Covenants**

Under an irrevocable covenant, the home must remain affordable for 45 years following the close of escrow for the first sale of the home. That means that each time the home is resold during that 45-year term, it must be sold to a qualifying moderate income household at an affordable housing cost. The major advantage to irrevocable covenants is that the home will remain in the City's affordable housing inventory for at least 45 years.

#### *Constraints Associated with an Irrevocable Covenants Approach*

The primary constraints associated with the imposition of irrevocable covenants can be summarized as follows:

1. It can be difficult to market units that are subject to irrevocable covenants unless there is a significant gap between the unrestricted market rate sales price and the defined affordable price for moderate income households. Under current market and financial conditions, it is KMA's opinion that a discount of at least 20% would need to be provided to attract home buyers to units that are subject to 45-year resale restrictions.
2. The methodology used to calculate the affordable sales price is defined in H&S Code Section 50052.5. The calculation methodology is based on the Los Angeles County median household income, prevailing mortgage interest rates, and other costs associated with home ownership. Two factors that merit serious consideration are:

**To:** Blaine Michaelis, City of San Dimas  
**Subject:** Affordable Ownership Housing Units: Financial Issues

March 28, 2014  
Page 4

- a. Mortgage interest rates are currently at generational low levels. As interest rates increase, the resulting affordable sales price will decrease.
  - b. Los Angeles County is largely built out, with stable household income levels. It is not anticipated that the median household income will increase dramatically over time. This further limits potential increases in affordable sales prices.
3. When irrevocable covenants are imposed, the maximum allowable resale price for the home is based solely on the statutorily set affordable sales price. No value enhancement is created by the home owner's investment in improvements to the property. This can act as a disincentive for home owners to spend money on the property, which can result in deferred maintenance that ultimately impacts the surrounding neighborhood.
  4. With irrevocable covenants, the homes must be monitored regularly to ensure that all requirements being imposed by the covenants, conditions and restrictions imposed on the unit are being satisfied. In addition to certifying ongoing owner occupancy, the Housing Successor Agency bears significant responsibility for ensuring that subsequent purchasers meet the defined requirements, and that the home is being resold based on the appropriate sales price and terms.

Despite the diligent efforts to fully describe the terms and conditions of irrevocable covenants, buyers often do not fully understand the limited opportunity to realize a profit from the resale of the home, and the risk that the allowable resale price may be less than the price the home owner paid to purchase the unit. In fact, KMA has experienced instances when the allowable resale price for a home has been less than the amount of the outstanding first trust deed mortgage. In those cases, the home owner may find it financially advantageous to walk away from the property. If that occurs, the City would lose the moderate income unit from the inventory since the recorded covenant would be wiped out through the mortgage lender's foreclosure.

To demonstrate the impact that changes in interest rates can have the affordable sales price, the following table calculates the affordable sales price for two-bedroom units at a range of mortgage interest rates.<sup>1</sup>

---

<sup>1</sup> The household income available for mortgage debt service is determined using the H&S Code Section 50052.5 calculation methodology.

Interest Rate	Supportable Mortgage	Home Buyer Down Payment at 5% of the Affordable Sales Price	Maximum Affordable Sales Price
4.0%	\$264,900	\$13,900	\$278,800
5.0%	\$240,100	\$12,600	\$252,700
6.0%	\$218,400	\$11,500	\$229,900

As shown in the preceding table, if the mortgage interest rate increases by 1%, the maximum affordable sales price decreases by \$26,100. If the interest rate increases by 2%, the maximum affordable sales price decreases by \$48,900. When these decreases in the maximum affordable sales price are compared to the home buyer's down payment, it is clear that increases in the mortgage interest rate can wipe out the home owner's equity, and can potentially jeopardize the first trust deed mortgage.

### Equity Appreciation Sharing

Under an equity appreciation sharing approach, the original purchaser of the income restricted unit is allowed to resell the home at an unrestricted market rate price. Under this structure for Grove Station, the Housing Successor Agency would sell the home to a moderate income buyer with the purchase price paid as follows:

1. A first trust deed mortgage loan that does not exceed the maximum supportable mortgage identified in the affordable sales price calculations;
2. A home buyer down payment; and
3. A silent second trust deed loan held by the Housing Successor Agency with a principal balance equal to the difference between the market rate price and the affordable sales price. The silent second trust deed loan is not actually paid in cash. Instead, it is reflected as a reduction in the sales proceeds received by the Housing Successor Agency at the time of the sale.

The silent second trust deed does not bear interest, and no payments are due until the home is resold at an unrestricted market rate price. When the home is resold, the Housing Successor Agency receives the principal balance of the silent second trust deed loan plus a percentage share of the appreciation of the unit.

*Advantages Associated with an Equity Appreciation Sharing Approach*

1. A key advantage to an equity appreciation sharing approach is that approved capital expenditures made by the home owner are included in the home owner's equity contribution to the home. As such, there is an incentive for the home owners to improve and maintain their property. This indirectly benefits the surrounding neighborhood.
2. The administration and monitoring costs associated with an equity appreciation approach are significantly reduced from the amount required to administer and monitor the units under the irrevocable covenant approach. The administration requirements are limited to monitoring the occupancy of the original home owner, and then ensuring that the repayment of the Housing Successor Agency's silent second trust deed is properly calculated when the home is resold.
3. When the Housing Successor Agency receives repayment of the silent second trust deed loans, the proceeds must be deposited into the Housing Successor Agency's account. Since the elimination of redevelopment in California, these funds are the Housing Successor Agency's sole funding source for future projects.

A sample calculation of the sale of a two-bedroom home using the equity appreciation sharing approach is presented in the following table:

Assumptions	
Original First Trust Deed Mortgage	\$264,900
Original Home Buyer Down Payment	\$13,900
Total Affordable Sales Price	\$278,800
Original Unrestricted Market Rate Value	\$325,000
Principal Balance Housing Successor Agency Silent Second Trust Deed	\$46,200
Silent Second Trust Deed as a Percentage of the Unrestricted Market Value	14.2%
Approved Capital Improvements Made by the Home Owner	\$15,000
Resale Proceeds After Closing Costs	\$390,000

**To:** Blaine Michaelis, City of San Dimas  
**Subject:** Affordable Ownership Housing Units: Financial Issues

March 28, 2014  
Page 7

Distribution of Sales Proceeds		
Available Resale Proceeds		\$390,000
<u>Required Distributions</u>		
Repayment of First Trust Mortgage	\$264,900	
Return of Home Buyer Down Payment	13,900	
Return of Approved Capital Improvements Costs	15,000	
Repayment of Principal Balance Housing Successor Agency Silent Second Trust Deed	46,200	
Total Required Distributions		\$340,000
Net Gain on Sale		\$50,000
Housing Successor Agency Share of Net Gain @ 14.2%		\$7,100
<u>Total Housing Successor Agency Proceeds</u>		
Repayment of Principal	\$46,200	
Share of Net Gain on Sale	7,100	
Total Housing Successor Agency Proceeds		\$53,300

*Constraints Associated with an Equity Appreciation Sharing Approach*

The primary constraints associated with an equity appreciation sharing approach can be described as follows:

1. The income restricted units will be converted to unrestricted market rate units upon the first resale of the units. As such the number of affordable housing units in the City's inventory will be reduced each time an affordable unit is sold.
2. The use of the funds the Housing Successor Agency receives from the resale of the formerly income restricted units will be subject to the income targeting requirements imposed by AB 241. In effect, the vast majority of the proceeds will need to be used to assist units provided to extremely low and very-low income households.

## **RECOMMENDED RESTRUCTURING PLAN**

Given the market and financial concerns, in conjunction with the administrative considerations, it is the KMA recommendation that the Housing Successor Agency restructure the income and affordability covenants to be imposed on the Grove Station moderate income units. The basic components of the recommended structure are described in the following sections of this analysis.

### **Housing Successor Agency Silent Second Trust Deed Loans**

1. The Housing Successor will provide silent second trust deed loans to the purchasers of the Grove Station moderate income units. The principal balance of the silent second trust deed loan will be set equal to the difference between the unrestricted market rate value of the home and the defined affordable sales price at the time of the initial sale.
2. The silent second trust deed loan proceeds will not be provided in cash to the home buyer. Rather, the principal balance of the silent second trust deed will be treated as a reduction in the sales proceeds to be received by the Housing Successor Agency at the time of the sale.
3. The documents that must be executed by the home buyer include disclosure documents; a declaration of the covenants, conditions and restrictions imposed on the property; a promissory note evidencing the silent second trust deed loan; and a recorded deed of trust.

### **Exempt Transfers**

If the home owner conveys the property in the form of an exempt transfer, no obligation is triggered to repay the Housing Successor Agency silent second trust deed loan. The types of transfers that qualify as exempt transfers are summarized as follows:

1. A transfer resulting from the death of the home owner;
2. A transfer by the home owner where the spouse or domestic partner becomes a co-owner of the income restricted unit;
3. A transfer of title to a spouse or domestic partner as part of divorce or dissolution proceedings; and
4. A transfer by the home owner into a trust in which the home owner is a beneficiary, provided that the home owner continues to maintain the home as their primary residence.

**To:** Blaine Michaelis, City of San Dimas  
**Subject:** Affordable Ownership Housing Units: Financial Issues

March 28, 2014  
Page 9

## **Repayment of the Housing Successor Agency Silent Second Trust Deed Loan**

When the home is resold at the unrestricted market rate price, the seller will be required to repay the Housing Successor Agency Silent Second Trust Deed loan. The base year share of the equity appreciation that will be due to the Housing Successor Agency will be set equal to the percentage the Housing Successor Agency silent second trust deed principal amount represents of the unrestricted market value of the home (Base Equity Appreciation Share).

To provide a financial incentive for home owners to maintain ownership of the moderate income units, the repayment obligation will decline over time. The recommended repayment structure can be described as follows:

1. If the home is resold during the first 30 years following the purchase of the home, the home owner will be required to repay the principal balance on the Housing Successor Agency silent second trust deed loan. In addition, the following equity appreciation sharing schedule will be applied:
  - a. During the first 10 years following the purchase of the home, the equity appreciation share will be set at the Base Equity Appreciation Share.
  - b. If the resale occurs between the 10<sup>th</sup> and 15<sup>th</sup> years, the equity appreciation percentage share will be reduced by 20% from the Base Equity Appreciation Share.
  - c. If the resale occurs between the 15<sup>th</sup> and 20<sup>th</sup> years, the equity appreciation share will be reduced by 40% from the Base Equity Appreciation Share.
  - d. If the resale occurs between the 20<sup>th</sup> and 25<sup>th</sup> years, the equity appreciation share will be reduced by 60% from the Base Equity Appreciation Share.
  - e. If the resale occurs between the 25<sup>th</sup> and 30<sup>th</sup> years, the equity appreciation share will be reduced by 80% from the Base Equity Appreciation Share.
2. If the resale occurs between the 30<sup>th</sup> and 45<sup>th</sup> years, the repayment obligation for the Housing Successor Agency silent second trust deed loan will be limited to the principal balance of the loan. The Housing Successor Agency will not be entitled to receive a share of the equity appreciation achieved upon the sale of the home.

3. If the home owner still owns and occupies the home as their primary residence on the 45<sup>th</sup> anniversary following the purchase of the home, the Housing Successor Agency silent second trust deed loan will be deemed to be repaid in full.

An example of the repayment obligation for the Housing Successor Agency silent second trust deed loan is presented in the following table:

Assumptions	
Principal Balance Housing Successor Agency Silent Second Trust Deed	\$46,200
Silent Second Trust Deed as a Percentage of the Unrestricted Market Value	14.2%
Net Gain on Sale	\$50,000

Year of Resale	Principal Repayment Obligation	Equity Appreciation		Total Repayment
		Percentage Share	Dollar Amount	
1 - 10	\$46,200	14.2%	\$7,100	\$53,300
10 - 15	\$46,200	11.4%	\$5,700	\$51,900
15 - 20	\$46,200	8.5%	\$4,300	\$50,500
20 - 25	\$46,200	5.7%	\$2,900	\$49,100
30 - 45	\$46,200	NA	NA	\$46,200
45 +	NA	NA	NA	\$0

## RECOMMENDED MARKETING PLAN

KMA has created a program summary for the Grove Station moderate income units based on the recommended restructuring described previously in this analysis. This program summary is presented in Appendix A, and it includes the currently applicable household income limits, the minimum household size for purchasers of the units, and the currently applicable maximum affordable sales price for the units.

**To:** Blaine Michaelis, City of San Dimas  
**Subject:** Affordable Ownership Housing Units: Financial Issues

March 28, 2014  
Page 11

KMA has also created a prequalification checklist to be completed by prospective purchasers of the Grove Station moderate income units (Appendix B). The pre-application checklist is only intended to be used as a guide for a potential applicant to determine if they may be eligible to purchase a Grove Station moderate income unit. The completed checklist should be submitted to the Housing Successor Agency's program administrator, who will then evaluate the completed checklist to assist in determining whether the prospective applicant is qualified to move to the formal underwriting phase of the approval process.

### **RECOMMENDED ADMINISTRATION AND MONITORING PLAN**

The key facets of the administration and monitoring of the sale and resale of the Grove Station moderate income homes can be summarized as follows:

1. Administering the selection process for potential home buyers;
2. As needed, providing assistance to potential home buyers in the completion of the pre-application checklist;
3. Evaluating the pre-application checklist and making the preliminary determination that the applicant is qualified to move on to the formal underwriting process;
4. Compiling the necessary documentary evidence from the applicant to determine whether or not the potential home buyer is an eligible purchaser of a Grove Station moderate income unit;
5. Identifying a home buyer education course that provides the prospective home buyers with counseling on the principles of home ownership and on the specific requirements that will be imposed by the Housing Successor Agency on the home buyer;
6. Entering into a residential purchase contract with the prospective home buyer;
7. Monitoring the home owner's compliance with covenants, conditions and restrictions imposed on the property;
8. Administering the activities related to the resale of the homes; and
9. Resolving complaints and appeals related to the implementation of the program.

**To:** Blaine Michaelis, City of San Dimas  
**Subject:** Affordable Ownership Housing Units: Financial Issues

March 28, 2014  
Page 12

It is KMA's understanding that the Housing Successor Agency and the City may not currently have the internal staff capacity to undertake all the administration and monitoring activities associated with the sale and resale of the Grove Station moderate income units. If that is the case, KMA is available to assist the Housing Successor Agency/City in selecting an independent outside firm to take on these some or all of these duties.

**APPENDIX A**  
**PROGRAM SUMMARY**

**CITY OF SAN DIMAS  
GROVE STATION MODERATE INCOME UNITS  
PROGRAM SUMMARY**

An agency of the City of San Dimas (City) currently owns 10 two-bedroom condominium units in the Grove Station residential project. These 10 units will be sold to qualifying moderate income households that agree to live in the home as their primary residence. The following document is meant to provide prospective purchasers with a basic summary of the requirements that will be imposed by the City. A number of examples are provided throughout this document to demonstrate how this program will be operated. These examples are only provided for illustrative purposes. The actual terms and requirements will be based on the characteristics each transaction.

**What is the current designated affordable sales price?**

The affordable sales price for the two-bedroom units will be set by the City at the beginning of each calendar quarter. The affordable sales price is currently set at \$278,800.

**Who is eligible to purchase homes under the Program?**

To participate, applicants must meet the following requirements:

1. The Applicant's household must include at least two persons.
2. The Applicant's gross household income cannot be greater than 120% of the Los Angeles County median income. The current qualifying incomes are listed in the following chart.

Household Size	Maximum Household Income
2	\$62,200
3	\$70,000
4	\$77,750
5	\$83,950

3. Applicants must be able to make a down payment equal to at least 5% of the designated affordable sales price, and pay all the closing costs associated with the home purchase.
4. The down payment amount is capped at 20% of the designated affordable sales price.

5. No more than \$30,000 in gift funds received by the applicant can be contributed to the purchase of the home.

### What is the City's silent Second Trust Deed Loan?

The City's silent second trust deed loan will not actually be paid to the home buyer in cash. Instead, the silent second trust deed loan amount will be treated as a credit to the sales price for the home. The amount of the silent second trust deed will be equal to the difference between the fair market value of the home and designated affordable sales price for the home. The silent second trust deed loan will be recorded as a trust deed lien against the home.

An example of how the principal balance of the silent second trust deed loan is calculated is presented in the following table:

Calculation of the Principal Balance of the Silent Second Trust Deed Loan	
Original Fair Market Value of the Home	\$325,000
Designated Affordable Purchase Price	278,800
City Silent Second Trust Deed Loan Amount	\$46,200

No interest will accrue on the City's silent second trust deed loan. Instead, the City will share in the appreciated value of the home when it is resold. An example of how appreciation is calculated is provided in the following table:

Available Proceeds from Resale of the Home	\$390,000
<u>Home Owner Investment</u>	
First Trust Mortgage	\$264,900
Home Buyer Down Payment	13,900
Approved Capital Improvements Costs	15,000
Total Home Buyer Investment	\$293,800
Principal Balance Silent Second Trust Deed	\$46,200
Total Investment in the Home	\$340,000
Appreciation	\$50,000

The City's share of the appreciation is based on the percentage share the City's silent second trust deed loan represents of the fair market value of the home when it was originally purchased. A sample calculation is provided in the following table:

Original Fair Market Value of the Home	\$325,000	
City's silent second trust deed loan Amount	\$46,200	
City's Initial Years' Share of Appreciation		14.2%

The repayment obligation for the City's silent second trust deed loan will vary based on the number of years before the home owner resells the home. Key components of the repayment obligations can be summarized as follows:

1. If the home is resold during the first 30 years, the home owner will be required to repay the principal balance of the City's silent second trust deed loan, plus a defined share of the equity appreciation in the home. The percentage share of the equity appreciation that the City will be entitled to receive will decrease over time in accordance with a schedule that will be included in the loan documents.
2. If the home is sold between 30 and 45 years following the purchase of the home, the home owner will only be required to repay the principal balance of the City's silent second trust deed loan.
3. If the home is sold after the 45<sup>th</sup> year, the borrower will not incur any repayment obligation on the City's silent second trust deed loan.

Based on the example presented above, the repayment obligation for the City's silent second trust deed loan would be as follows:

Year of Resale	Principal Repayment Obligation	Equity Appreciation		Total Repayment
		Percentage Share	Dollar Amount	
1 - 10	\$46,200	14.2%	\$7,100	\$53,300
10 - 15	\$46,200	11.4%	\$5,700	\$51,900
15 - 20	\$46,200	8.5%	\$4,300	\$50,500
20 - 25	\$46,200	5.7%	\$2,900	\$49,100
30 - 45	\$46,200	NA	NA	\$46,200
45 +	NA	NA	NA	\$0

It is also important to understand that under the terms of the City's silent second trust deed loan, a home owner may not take out a home equity loan. In addition, the home owner may only refinance the first trust deed mortgage loan to an amount equal to the outstanding balance of the existing loan plus reasonable closing costs.

## **How do I apply?**

The first step in applying is to fill out a pre-application checklist and to submit it to the City. The City's program administrator will then evaluate the completed pre-application to assist in determining whether you are qualified to move to the underwriting phase of the approval process.

If your application is moved on to the formal underwriting process, you will be required to submit a significant amount of documentary evidence to the City and to potential first trust deed mortgage lenders. You will be notified of the results at the completion of the formal underwriting process. Applications will be processed on a first come/first served basis.

For additional information, please contact the City's program administrator:

Name of Contact Person

Email Address

Telephone Number

**APPENDIX B**  
**PRE-APPLICATION CHECKLIST**

**CITY OF SAN DIMAS  
GROVE STATION MODERATE INCOME UNITS  
PRE-APPLICATION CHECKLIST**

This pre-application checklist is to be used as a preliminary self-qualification tool. The checklist is only to be used as a guide for a potential applicant to determine if they may be eligible to purchase one of the units the City of San Dimas (City) owns in the Grove Station condominium project.

This pre-application checklist does not establish, expressly or by implication, that a potential applicant will be eligible for, or will be approved for, the purchase of a City-owned unit. The completed checklist should be submitted to the City's program administrator. The program administrator will then evaluate the completed checklist to assist in determining whether the prospective applicant is qualified to move to the underwriting phase of the approval process.

It is important to note that all the information provided in the pre-application checklist will be subject to verification by the City and the mortgage lender during the formal underwriting process. The applicant will be required to submit a significant amount of documentary evidence to assist these parties in the underwriting process.

# I. PROGRAM ELIGIBILITY

## Income Eligibility

What is your total Gross Income for the preceding 12 months?

Gross Income means ALL income from whatever source from ALL persons over the age of 18 who will be residing in the home as their primary residence.

\_\_\_\_\_

How many persons (both adults and children) will be residing in the home as their primary residence?

\_\_\_\_\_

Based on the total number of persons that will be residing in the home as their primary residence, is your Gross Income less than the maximum allowable income limit presented in the following chart?

Yes / No

Household Size	Maximum Household Income
2	\$62,200
3	\$70,000
4	\$77,750
5	\$83,950

**If the answer to this question is NO then you are not eligible to purchase a home.**

## Sufficient Funds Available For Down Payment and Closing Costs

### *Minimum Home Buyer Contribution*

What is the total amount of funds that you have available in savings accounts, checking accounts, and time deposits that are not subject to a penalty for early withdrawal? Do not include any gifts or loans in the total.

\_\_\_\_\_

The City is requiring that home buyers contribute at least 5% of the affordable sales price to the purchase of a home. These funds cannot be provided using gifts or loans obtained by the home buyer. To fulfill this requirement, the home buyer must be able to contribute at least \$13,900 to the purchase of the home.

Do you have the minimum amount of cash being required by the City?

Yes / No

**If the answer to this question is NO, then you are not eligible to purchase a home.**

### *Maximum Amount of Gift Funds*

The City is limiting the amount of gift funds that can be used to purchase a home to no more than \$30,000.

What is the total amount of gift funds you need to be able to use to be able to purchase the home?

\_\_\_\_\_

Do you need to be able to use more than the maximum amount of gift funds in order to be able to purchase the home that you wish to purchase?

Yes / No

**If the answer to this question is YES, then you are not eligible to purchase a home.**

## II. KEY REQUIREMENTS

### Primary Residence

Do you intend to make the home your primary residence?

Yes \_\_\_\_\_ No \_\_\_\_\_

**If the answer to this question is NO, then you are not eligible to purchase a home.**

### Minimum Household Size

The City is imposing a requirement that the household purchasing a City-owned unit must consist of at least as many persons as there are bedrooms in the unit. Does your household include at least two persons.

Yes \_\_\_\_\_ No \_\_\_\_\_

**If the answer to this question is NO, then you are not eligible to purchase a home.**

### City Silent Second Trust Deed Loan

Do you understand that the that the City's silent second trust deed loan represents a credit to the home's sales price in an amount equal to the difference between the fair market value of the home and the affordable sales price for the home. The loan proceeds will not actually be paid in cash to the home buyer?

Yes \_\_\_\_\_ No \_\_\_\_\_

**If the answer to this question is NO, then you should request clarification from the City before proceeding with the application process.**

Do you understand that the City's silent second trust deed loan that is secured by a second trust deed lien on the home, and must be paid back?

Yes \_\_\_\_\_ No \_\_\_\_\_

**If the answer to this question is NO, then you should request clarification from the City before proceeding with the application process.**

Do you understand that if you purchase a home, your ability to refinance the first trust deed mortgage will be limited to an amount equal to the outstanding principal balance owed on the mortgage, plus any customary fees or costs associated with the refinancing? No cash may be received by the home owner.

Yes \_\_\_\_\_ No \_\_\_\_\_

**If the answer to this question is NO, then you should request clarification from the City before proceeding with the application process.**

Do you understand that you will not be able to transfer the ownership or the title of the home without first receiving approval from the City?

Yes \_\_\_\_\_ No \_\_\_\_\_

**If the answer to this question is NO, then you should request clarification from the City before proceeding with the application process.**

Do you understand that if you sell the home within the first 30 years, you will be required to pay a share of the appreciation in the home's value to the City in addition to the original principal amount? The equity sharing arrangement will be defined in a Silent Second Trust Deed Loan Agreement executed by the City and the home buyer.

Yes \_\_\_\_\_ No \_\_\_\_\_

**If the answer to this question is NO, then you should request clarification from the City before proceeding with the application process.**

Do you understand that if you sell the home between 30 and 45 years following the purchase of the home, you will be required to repay the original principal balance of the City's silent second trust deed loan? If the home is sold after the 45<sup>th</sup> year, the City's silent second trust deed loan will be deemed to be repaid.

Yes \_\_\_\_\_ No \_\_\_\_\_

**If the answer to this question is NO, then you should request clarification from the City before proceeding with the application process.**

### III. PRELIMINARY SELF-QUALIFICATION

If you have completed this pre-application checklist to the best of your ability and have determined that you may be eligible, the next step would be to submit the pre-application checklist to the City. The City will evaluate the completed pre-application checklist to determine whether you are qualified to move to the underwriting phase of the approval process.

Applicant / Co-Applicant

Applicant / Co-Applicant

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date