



MINUTES
CITY COUNCIL/AUTHORITY STAFF RETREAT
MONDAY, AUGUST 26, 2014, 5:30 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE

PRESENT:

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

ABSENT:

Councilmember Denis Bertone

City Manager Blaine Michaelis
Assistant City Manager Ken Duran
City Attorney Mark Steres
Assistant City Manager for Community Development Larry Stevens
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns
Captain Don Slawson

1. CALL TO ORDER

Mayor Morris called the Special City Council Meeting to order at 5:30 p.m. Mayor Morris reported that Councilmember Bertone is absent due to attending another meeting representing the City.

2. ORAL COMMUNICATIONS

None.

**3. REVIEW AND CONSIDERATION OF OPPORTUNITY FOR FAÇADE PROGRAM
AND/OR OTHER RELATED BUSINESS IMPROVEMENTS IN THE BONITA CORRIDOR**

Mr. Stevens reviewed his staff report regarding interest from businesses and property owners for improvements in the downtown and a potential City assistance program. He reviewed the types of improvements of interest expressed the business and property owners.

Pat Meyers elaborated on his suggestion for directional signs.

The Landlord Representative for the Mercantile Building, commented that they need to reroof the buildings but if they replace the existing roof with a new type of roof it will change the look of the building.

Mr. Stevens reported that in addition to the locations and items in the staff report he also heard from a representative of the Walterschied building that they might like to do something with the building front.

Mr. Stevens provided an overview of the criteria and details of the prior façade assistance program. He then presented a draft of a potential new program and walked through the proposed elements of that program. He also stated that he does not feel that the City should pay for routine or deferred maintenance items. He described which items he considers to be maintenance. Councilmember Templeman responded that he feels that if replacing canopies makes them more uniform with others in the downtown that should be considered for the program.

Mayor Morris commented they he may be less likely to consider assistance with store front improvements to the beauty supply store because the property owner made prior changes to the original look and this would be correcting those prior changes.

Mayor Pro Tem Ebiner commented that he agrees with Mr. Stevens categorization of the suggested types of improvements.

Mayor Morris commented that he believe that this program needs to be viewed differently than the last program because we do not have redevelopment funds available.

Mayor Pro Tem Ebiner commented that at some point the City will redo the sidewalks and that should be taken into consideration in addressing the relocation of the outside eating areas. Mr. Stevens reminded that Council of the previous discussions and option plans that were developed for the hardscape improvements downtown. He added that no decisions were made and the project was placed on hold when redevelopment funds were no longer available. Mr. Michaelis added that maybe the sidewalk project could be revisited once a dedicated source of funds, such as the city loans, becomes available.

Mayor Morris commented on the need to redo the landscaping. He added that maybe the decisions on the downtown landscape and hardscape should be moved up in priority. There was discussion on the landscape and sidewalks. It was suggested to provide the Council with overview of the history and plan options that were previously reviewed.

Councilman Templeman commented that he feels the outside dining improvements are very important. In response to a question City Attorney Steres replied that if city funds are not used for improvements to outside eating areas they are not subject to prevailing wage just because the improvements are on public property.

There was discussion on the design prepared by RKA engineers for the outside eating area at Pozettos.

There was discussion on the potential for an assistance program for some of the suggested improvements. Councilman Templeman commented that if dollars are limited he would prefer to accomplish one or two complete projects rather than try to spread available funds too thin and not accomplish much. Mayor Morris added that we need to be cautious with making a gift of public funds and need to make a careful legal analysis.

There was more discussion on how to determine how much money might be available and which businesses might be interested. Mr. Stevens suggested that there may be some pre-application type process that could be used to get more details and expression of interest by business owners.

The owner of several of the businesses on the north side of Bonita commented that he is not sure what improvements the City would like to see or what they want the buildings to look like so he is not sure what he would propose.

There was some discussion on the roof issues with the Mercantile building and the design implications of a reroof. Mr. Stevens suggested that in their case maybe assistance could be in the form of design assistance.

The owner of the new beauty salon relocating into the Johnston Building commented that she has to move forward with making improvements to the entrance so she can open her business and can't wait for a City assistance program that may take more time to put into place.

There was more discussion on a pre-application type process. Mayor Morris summarized that it is the consensus of the Council to direct staff to work out a pre-application type process to understand more about what the owners may want and bring back to the Council if staff needs more answers.

4. Adjournment

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Ken Duran, City Clerk