



MINUTES
SPECIAL CITY COUNCIL MEETING
MONDAY, JULY 14, 2015 5:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE

PRESENT:

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

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

1. CALL TO ORDER

Mayor Morris called the Special City Council Meeting to order at 5:05 p.m.

2. ORAL COMMUNICATIONS

A member of the audience commented that they feel bad that the flag poles on Bonita will be removed.

3. REVIEW PLANS FOR THE BONITA AVE. BOARDWALK AND LANDSCAPE IMPROVEMENT PROJECT

City Manager Michaelis reported that at the April 14th Study Session the City Council provided direction on a series of decision points that allowed staff and the architect to proceed with the design development phase to create the overall plan for the downtown project. He added that the objective tonight is to present the design and receive final direction from the Council on the design in order to move forward with construction drawings. He also added that we have broken the project into segments, the core project and some optional components.

Robert Collings, Architerra Design Group, provided a presentation on the project. He identified the boundaries of the project and described the general improvements for the core area, public plaza, Exchange Place, public alley and Rhoads Park.

In response to a question in regards to the number of trees being replaced, Mr. Collings stated that there are actually less trees in the proposed plan than are currently existing. Mr. Collings reviewed the street tree palette. Mayor Pro Tem Templeman expressed concern with trees blocking business signs. Mr. Collings responded that with appropriate pruning you will be able to see through the trees. He also described the heights of the trees at maturity.

Mr. Collings reviewed the plant pallette for the pot planting and bio swales. He also reviewed the hardscape elements such as bollards, drinking fountain, benches, trash cans and historic markers. Margie Green asked if the existing in ground bronze plaques would be retained. Mr. Patel responded that they would be salvaged and reused.

Mr. Collings reviewed the bike racks, mailbox clusters, pots and outdoor dining fencing. Mr. Michaelis asked for feedback from the Council on the street furniture. Mayor Morris commented that he doesn't think that the pre-cast benches are as nice as the existing benches. Mayor Morris also commented that having the bio-swale reduces the size of the plaza area and asked if they are required. Richard Krumweide, Architerra Design Group, commented that the purpose of the bio-swales is to eliminate the existing drainage. Mr. Patel explained the existing drainage. There was discussion on the bio-swale and drainage options.

In response to a question Mr. Collings commented that the two London Plane trees in front of the gas station will be removed because of the sidewalk lifting. Councilmember Ebner commented that if the trees need to be removed then maybe replacing them with a taller tree than the Crepe Myrtle would be nice. He also added that a taller tree in the plaza also may be nice. Mayor Morris concurred.

Mayor Pro Tem Templeman commented that during events people will be standing in the bio-swale areas. Mr. Krumweide commented they are not designed to be walked through. There was further discussion on the appropriateness of the bio-swale next to the plaza. It was the consensus of the Council to eliminate the bio-swale on the south side of Bonita and to expand the plaza area and handle the run-off with a box culvert.

Mr. Michaelis asked if there was further direction on the use of Crepe Myrtle tree species. There was further discussion on the tree species. The consensus was that the Crepe Myrtles were okay. Mayor Pro Tem Templeman asked that the locations of the trees be filed adjusted if necessary to not block signs. Mr. Stevens commented that there are 5 directional signs being added providing for additional business signing opportunities. He further added that these signs will replace the existing monument signs.

In response to a question, Mr. Collings stated that the cost of the clock tower, including base and installation is \$37,000. Councilmember Badar commented that if we left the flag poles maybe we could put the clock tower on hold.

In response to a question Mr. Collings described in more detail the proposed improvements to Rhoads park, in particular the swale. Margie Green asked if the historical marker from the existing Mud Springs monument off Arrow Hwy. could be relocated.

Mayor Pro Tem Templeman commented that he felt it was important to have the American flag located in the downtown.

In response to questions Mr. Collings commented that the concrete finish is easily cleaned from spills, the material for the citrus labels on the benches has yet to be determined and that dog friendly drinking fountains had not been included.

A member of the audience commented that she does not like the whimsical bike rack design. Mayor Pro Tem Templeman commented that he was looking for additional color by adding that bike rack but also doesn't like the design.

Mr. Michaelis asked for feedback on the color of the pots. It was the consensus of the Council that they liked the proposed color of the pots.

A member of the audience commented that she felt the murals enhanced the downtown.

Councilmember Ebner commented that he supports a dog friendly drinking fountain. Mr. Krumwiede commented that the specified style does have a model that includes a dog bowl.

A member of the audience asked about adding a cross walk in front of the hardware store. Mayor Morris responded that the traffic engineer recommends only have one cross walk per intersection.

In response to a question on directional signage Mr. Michaelis commented that the proposed budget does have an allowance for way finder signs to the parking lots.

Mayor Morris commented that it would be nice to have the Roadys neon sign restored at some point.

In response to a question on timing Mr. Patel commented that it is anticipated that the project would be phased one block at a time with it taking about 6 weeks per block and starting in spring 2016 and finishing around September.

The property manager for the Mercantile building commented that she can't wait that long to reroof her building. She was told that staff would meet with her now and there is no reason for her to delay her roof project.

Mr. Michaelis reviewed the cost estimates by segment.

Mayor Morris asked about the two finishes of the concrete, acid wash and broom finish. Mr. Collings commented that the design includes the use of both. There was discussion on the concrete finishes and difference in cost. The Council consensus was that they preferred the acid wash finish.

In response to a question Mr. Michaelis responded that the core project includes the closing off of the alley by fully improving the streetscape but does not include improvements to the alley. Mayor Pro Tem Templeman commented that his suggestion would be to make the alley improvements as an add alternate to the bid package. Mr. Michaelis suggested that we hold off on Exchange Place and the alley at this time. He added that the driving force for the Rhoads Park improvements was to address the sidewalk damage from the trees and the drainage problem. He suggested that those projects could be dealt with separately as a public works project in-house of as a part of the street work and hold off on the other park improvements.

Mr. Michaelis suggested that we hold off on any outdoor art such as murals and pre-cast seating, because it may be better to see what's appropriate after the project is complete.

Mr. Michaelis commented that the proposed design removes the brick banding that was proposed against the building and asked about interest in removing the brick banding along the curbs as well. There was discussion on the brick banding and concrete finishes. The Council consensus was to eliminate all brick banding and use the acid wash concrete as the primary finish and use broom finish concrete banding as the accent, including the corners. Mr. Krumweide added that they would still change the concrete scoring pattern on the corners as an accent.

It was the consensus of the Council to not include any improvements to Rhoads Park, including the corner and sidewalk as a part of the project, and to address the sidewalk damage and drainage separately.

Mr. Michaelis commented that as a part of the project a number of existing encroachments into the boardwalk will have to be removed and as these are removed modifications to the existing buildings are likely. He added that staff will work with the property owners on these issues however the City may need to provide some design and or construction assistance. He suggested that an assistance program such as the previous façade assistance program be set-up. He added that as a place holder in the project budget staff is estimating \$250,000 but this number can change depending on how the program is structured and the interest in assistance. He added that staff's recommendation is to focus primarily on the properties that are impacted directly by the project. In response to a question he commented that the outdoor dining fencing is currently included in the budget for existing restaurants, however, future outdoor dining fencing should be the responsibility of the business. He added that any assistance program should require the business to cover at least 50% of the cost and the structure should be a loan instead of grant with interest comparable to the City's investment earnings.

Mayor Pro Tem commented that it is important to meet with the individual businesses to determine their needs.

Mr. Stevens asked if there is interest in expanding a program beyond those businesses that are directly impacted by the project. Mayor Pro Tem Templeman commented that he felt the program should be equitable with the previous program. Mr. Stevens suggested that staff do outreach to the businesses and find out what the needs are and bring back recommendations.

The Council consensus was to include a flag pole for the American flag and leave the location up to the staff and the architect.

4. ADJOURNMENT

There being no further business the meeting was adjourned at 6:55 p.m.

Respectfully submitted,



Ken Duran, City Clerk