

MINUTES
SPECIAL CITY COUNCIL / RETREAT MEETING
MONDAY, NOVEMBER 9, 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
Assistant City Manager for Community Development Larry Stevens
Director of Parks and Recreation Theresa Bruns
Director of Public Works Krishna Patel
City Attorney Mark Steres
Assistant City Attorney Lindsey Tabaian
Lt. Andy Berg, Los Angeles County Sheriff's Department

1. CALL TO ORDER

Mayor Morris called the Special City Council Meeting to order at 5:00 p.m.

2. PROJECT UPDATES

City Manager Michaelis commented that the format of the retreat agenda is for staff to provide brief verbal updates on a number of projects scheduled for this year.

Parks and Recreation Director Bruns reported that construction documents for the Marchant Park renovation project are approximately 50% complete and that bids for the Mayer Tract and Via Verde median projects will be opened tomorrow. She added that the Via Verde Park playground renovation is in the early stages of construction drawings and that the playground replacement equipment project at Pioneer Park will begin design in the spring. She added that staff is reviewing proposals from a consultant to complete an assessment of the Swim and Racquet Club.

Public Works Director Patel showed slides of the Foothill Blvd. widening project and commented that the road should be open to traffic within 3 to 4 weeks and that a dedication may be planned for January. He reported that construction plans for the downtown sidewalk project are about 85% complete and should be 100% complete by January. He added that staff is working with the merchants and utilities on logistics and that the goal is to be out to bid in February and under construction in April.

Mr. Patel reported that staff will be submitting the second design submittal to the County for Golden Hills realignment within a few weeks and that the environmental process has identified

70 trees that will be impacted. In response to a question he stated that staff looked at alternate alignments but all of them impacted the trees. He added that if all goes well we could be under construction in April or late spring. He also reported that staff is working with the County on a cooperative street improvement project for Badillo and Covina Hills Rd. and if all goes well could be under construction in Fall 2016 or early 2017.

Mr. Patel provided a presentation on the progress to date on compliance with the MS4 storm water permit and a timeline and potential costs for future compliance. He also presented a concept for the potential opportunity to create detention basins on future city projects.

Mr. Michaelis commented that there is a coalition of 43 cities that are brainstorming on funding options to provide a source of funding for MS4 compliance but nothing has come forward yet. Councilmember Bertone commented that the Council should be provided with more education on the MS4 compliance process, possibly a workshop.

Assistant City Manager Duran reported that the Accela software upgrade project kicked off in May and is scheduled to launch in May 2016. Building Superintendent Beilstein shared a power point presentation on the project. In response to a question he stated that the new system will speed up the process for staff and customers. In response to another question he stated that the system will allow Planners to make notes on inquiries on properties.

Mr. Duran reported that staff is working on a 5-year capital project schedule with cost projections that will be brought to Council in February to be used as a budgeting tool.

Mr. Duran reported that staff is hoping that language included in recently adopted SB 107 will assist the City in having its outstanding loans to the former Redevelopment Agency approved by the Department of Finance. Mr. Michaelis added that staff worked closely with Assemblyman Holden's office on this legislation and is hoping that if we have future problems with the loan approval his office will assist us.

Mr. Duran reported on the Inland Valley Humane Society's (IVHS) Getting to Zero project to reduce the number of euthanized healthy, adoptable dogs. He added that the IVHS is asking its member cities to consider a more aggressive dog chipping initiative, possibly making it mandatory. He added that the IVHS is also asking cities to consider adopting a backyard breeder permit to better track and regulate individuals who breed and sell dogs from their home. He added that if there is a consensus interest from the Council on either of these topics staff will prepare more information and bring it back to the Council with options.

Councilmember Bertone commented that he agrees with both programs. Mayor Pro Tem Templeman commented that maybe we could start with a voluntary chip program and move into making it mandatory. The consensus of the Council was to bring back more information and options on both programs.

Mr. Michaelis referenced the staff report in the agenda packet on staff's review of the grants available from the Rivers and Mountains Conservancy for the State Water Bond. He added that staff's analysis is that the grant opportunities are directed more to habitat restoration, especially in disadvantaged areas, and staff does not see any financial opportunity that would benefit the City in applying for the grants.

Mr. Michaelis reported that in May the Council had discussed moving forward with the demolition of the Housing Authority owned Taylor House on Monte Vista and building a new house on the site. He added that staff still needs to work on a process and timeline.

Mr. Duran reported that a couple of years ago staff began the process to update the City's Americans with Disabilities Act Transition Plan and that recently the City has been able to utilize the assistance provided by the CJPIA to retain a consultant to assist with that work. The CJPIA will pay a portion of the consultant's assistance with the City paying for the balance out of funds already approved in the budget. He added that the consultants work will begin in December.

Mr. Duran reported that legislation that was adopted by the State last year will require certain businesses to recycle their organic waste beginning in April 2016. He added that the City is required to adopt a plan to enforce this requirement and staff will present a plan to the Council within the next few months.

Assistant City Manager for Community Development Stevens reported that staff has held several meetings with the County, WCA and representatives of surrounding residents on the Walnut Creek Park plan. He added that the hope is to try and address some of the concerns of the residents with a revised plan that the City and WCA can accept. He added that a community meeting will be held, probably sometime after the first of the year, before it is brought back to the Council. Ms. Bruns added that the City has received a one year extension on the project grant.

Mr. Stevens reported that the City received a \$150,000 grant from SCAG to conduct a review of the downtown specific plan and that a presentation on this project is scheduled for the study session tomorrow night.

3. GENERAL STATUS/UPDATE INFORMATION ON ITEMS OF INTEREST

Mr. Michaelis reported that staff has continued to meet with representatives of the Gold Line Authority to consider options for the Bonita/Cataract intersection. He added that they have looked at many options including a variation of a round-about but have not come up with a preferred option yet and that they are still looking at parking structure options. He further added that the Authority would like all design issues worked out by January.

Mr. Stevens reported that the grading is complete for the Care Meridian project and building permits are scheduled to be issued tomorrow.

Mr. Stevens reported that the single-family houses for the project on San Dimas Ave. and Commercial St. are under construction but the condo and live/work portions of the project are having plan check issues.

Mr. Stevens reported that the Walburn housing project on San Dimas Ave. has submitted an application but the application has been deemed incomplete primarily for not fully addressing impacts outside of the project boundary.

Mr. Stevens reported that the Saxon/Graham housing project on Foothill Blvd. has submitted their application and it also has been deemed incomplete.

Mr. Stevens reported that the Shell gas station on Bonita and Arrow Hwy. has submitted a CUP application to add a car wash and convenience store however, they are having conflicts with the adjacent shopping center because of shared properties. They have been told they need to resolve the issues before the City can process the application.

Mr. Stevens reported that on tomorrow night's regular Council agenda are items pertaining to south 40 property and the NJD housing project. He added that grading permits have been issued and all other plans have been approved and are ready to issue.

Mr. Stevens reported that staff has been meeting with property owners in the downtown on façade improvements and focusing on the businesses with sidewalk encroachments that will be impacted by the sidewalk improvements. He added that DPRB approved a work plan for the reroof at 138 W. Bonita and is awaiting plans for 120 W. Bonita. He added that he met with the owner of 233 W. Bonita and he does not know what improvements he wants to make and lacks resources. Mr. Stevens suggested that the City provide some design assistance and it was the consensus of the City to provide funds for design assistance.

Mr. Stevens reported that the Train Stop building is for sale but staff has only heard rumors about potential buyers nothing concrete.

Mr. Stevens reported that staff has had an inquiry from someone who expressed interest in acquiring the M & E property to develop the existing building into a marketplace type use and the balance of the property as residential. He added the developer has experience in this type of project.

Mr. Stevens reported that the new pad buildings at the Costco Center are under construction and should be complete in January or February.

Mr. Duran reported that LucaBella at the Walker House has seen some steady increase last month but is behind projections. He added that there has been positive feedback on the food quality and service.

Mr. Duran reported that the replacement sculpture for the Civic Center fountain is complete and staff will be working with the artist on the installation. He added that staff will coordinate some type of unveiling ceremony with the Festival.

Mr. Michaelis reported that staff had previously met with the owners of the Via Verde Shopping Center to offer the City's assistance. He added that the owners said they would submit information on a color palette for repainting and details of sign repairs but nothing has been submitted.

Mr. Michaelis reported that AB 109 was designed to reduce the prison population and Prop 47 was designed to reduce drug arrests. He commented that there has been growing debate on how these two are having an impact on crime especially petty thefts.

Mr. Michaelis reported that staff is reviewing a proposal from Kosmont consultants to assist with the RFQ process for a hotel developer for the Bonita/Cataract property. He added that staff will be presenting a recommendation to the Council soon.

Mr. Michaelis reported that the owners of Chaparral Lanes and Diamond Realty each have expressed interest in different uses for their properties, including a hotel use and residential. He suggested that any proposals for their properties should take their own process and not be a part of the Bonita/Cataract proposal process.

Councilmember Badar commented that he still is concerned with the development of both of these properties without looking at the appropriate use of surrounding properties. There was some discussion on the vision for the area and that should be a discussion as part of the specific plan review process.

Mr. Duran reported that he tried to make contact with Fresh and Easy corporate offices to find out about the future of the store site after the store closes but was unsuccessful.

Mr. Michaelis reported on the status of the sale of the affordable homes at Grove Station.

Mr. Michaelis reported that the City will again participate in the annual homeless count and we continue to be concerned with the increase in the homeless population.

Mr. Michaelis commented that lately it has become more difficult receiving applications for Commission vacancies and asked if there is consideration to reduce the size of some Commissions. The consensus of the Council was to leave the size of the Commissions as is.

Mr. Stevens provided updates on the impacts of recently enacted legislation effecting medical marijuana, solar installation permits, water efficient landscape requirements, EV charging station permitting, massage businesses, Native American consultation in the CEQA process and telecommunications facilities permitting. Mr. Duran reported that SB 415 will require the City move its municipal elections to a statewide election date and consolidate with the County between 2018 and 2022.

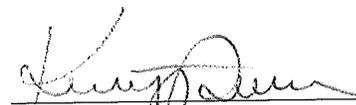
4. ORAL COMMUNICATIONS

None.

5. ADJOURNMENT

There being no further business the meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Ken Duran, City Clerk