

**REGULAR MEETING AGENDA  
LODI IMPROVEMENT COMMITTEE**

**January 11, 2011**

**6:00 P.M.**

**CARNEGIE FORUM – COUNCIL CHAMBERS**

**305 W. PINE STREET**

**Lodi, California**

For information regarding this Agenda please contact:

JOSEPH WOOD

TELEPHONE: (209) 333-6711

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**6:00 p.m. Regular Meeting**

**Roll Call**

**Minutes            October 19, 2010 – Special Meeting  
                         December 14, 2010 – Regular Meeting**

**Treasurer's Report**

**Announcements/Presentations**

**Agenda Items:**

- A. Presentation from Pat Patrick, Lodi Chamber of Commerce
- B. City Manager's Budget Strategy Group Meetings
- C. Follow up on Issues from Previous Meetings

**Department Reports**

- Community Development
- Police Department
- Public Works

**Comments by the Public on Non-Agenda Items (5 minute limit per speaker)**

**Comments from Boardmembers on Non-Agenda Items (5 minute limit per speaker)**

**New Business**

Topics for Upcoming Meetings

**Adjournment**

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the regularly scheduled meeting (or 24 hours in advance of a special meeting) at a public place freely accessible to the public 24 hours a day.

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Joseph Wood  
Neighborhood Services Manager

**LODI IMPROVEMENT COMMITTEE  
SPECIAL MEETING MINUTES**

DRAFT

October 19, 2010

6:00 P.M.

ROLL CALL

<b>BOARD</b>		<b>STAFF</b>
<u>PRESENT</u>	<u>ABSENT</u>	
Robert Takeuchi (Chair)	Eileen St. Yves	Joseph Wood, CDD
Reyes Jaramillo (Vice Chair)	Sunil Yadav	Araseli del Castillo, CDD
Rosie Ortiz (Treasurer)		Jamie Aldred, LPD
Tim Litton		
Fran Forkas		

**MINUTES**

September 14, 2010 – Regular Meeting

Mrs. Ortiz would like to make a correction on the September 14<sup>th</sup> meeting. The ending balance is not \$610.69. It is \$607.69.

Mr. Forkas motioned to approve, Mr. Litton seconded. Approved unanimously.

**TREASURER’S REPORT**

Ending balance is \$607.69

Mr. Forkas motioned to approve. Mr. Jaramillo seconded. Approved unanimously.

**ANNOUNCEMENTS/PRESENTATIONS**

Mr. Takeuchi announced Mrs. Ortiz will be having knee surgery in November so she will not be here for two months.

Mr. Wood stated he spoke with Eileen last Friday. She is not doing well as her she had a recurrence of cancer. She was fairly out of it but she did convey her doctor has advised her it is down hill from here. She is at home and has her family with her and Eileen asked Mr. Wood to draft and submit a resignation letter on her behalf.

Mr. Takeuchi replied he feels really bad because Eileen was a very illustrious member. She was the Chair for a couple of years. Do you think it is appropriate for us to call her?

Mr. Wood replied you can give her a call. I am hoping to reach one of her family members to get a clear understanding. Mr. Wood suggested getting a card and circulates it around and gets it to her.

Mr. Takeuchi asked to please get a card and circulate it to us. In the meantime I will give her a call.

## **AGENDA ITEMS**

### **A. Public Meeting on Fair Housing Issues**

Mr. Wood stated that historically the City of Lodi receives funds annually from the Department of Housing Urban Development. (HUD).

Mr. Wood stated in 2009 the City of Lodi had the population to separate from the Urban County and establish the City of Lodi as an entitlement community to receive our federal CDBG funding directly from HUD. It allows us a little more freedom on how we want to spend those funds. We don't have to answer to the County and follow the County's direction. Mr. Wood stated we went through our own process where we went through our own Consolidated Plan. It's a five year plan on how our funds will be used in the community. We would inform the public through public meetings then we would do an action plan on how we would use these funds each year.

Mr. Wood stated that the other requirement to establish you in the Entitlement Community is to conduct an Analysis of Impediments to Fair Housing. This is to make sure people have all the equal opportunities to housing. We have also been conducting on-line surveys to target specific interest groups.

Mr. Wood stated he has forwarded this to the City Council members and in turn forwarded to folks that would be prudent to respond. We also did the same thing to the Planning Commissioners.

Mr. Wood asked the Community Improvement members to go onto the City website and the click on the link of the first page. Mr. Wood states that all the questions on the survey are geared towards the five questions target audiences and it should be fairly easy to follow.

Mr. Takeuchi asked as a member of the public. Mr. Takeuchi asks what the difference between Fair Housing and Affordable Housing and it seems to me that affordable housing has to do with economics and poor people that we are trying to protect. Fair Housing seems like its discrimination and if that's in error I would appreciate being corrected. This is what it sounds like from your explanation.

Mr. Wood replied stating there is a direct matrix on both of those issues. Affordable housing is something that is needed in communities and the loss of or lack thereof could restrict Fair Housing. However, if we put all of our affordable housing in one area, Lodi's Eastside neighborhoods for example, then we are limiting peoples access to affordable housing throughout the rest of the community, thereby infringing on their access to fair housing.

Mr. Takeuchi stated that is a worthy objective but isn't it more expensive to live on the west side than the east side.

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Mr. Wood replied that land value for bare lots are limited on the west or east side, by simple supply and demand. That is going to increase the value of what little available land there is as folks look to develop on it.

**B. Code Enforcement Presentation**

Mrs. Aldred stated they added a link to the City website to report code enforcement issues from the public. The public would report it.

Mr. Takeuchi asked if this is all new.

Mrs. Aldred replied yes. It is new software which was paid for from our abandoned vehicle funding that we get from the state. We bought the program to consolidate pencil, paper and multiple areas where data is stored. This is also established staff accountability. Mrs. Aldred stated it use to be you would have to reach something or leave a message to make a complaint but now we can go onto the City website.

Mrs. Aldred stated the citizens have two options. They can do a one time reporting or they can create a user name and password so if they want to follow up on a complaint. Mrs. Aldred states they have a fifteen day turn around time. After we receive the complaint we send a written notice to the property owner. Staff is supposed to follow up in fifteen days times by doing an inspection to see if the complaint is resolved or not resolved. If it is not resolved we step the enforcement process at one level. We would send another letter and if the property owner does not respond within fifteen days. If the property owner does not comply they get a \$100 ticket. If they don't comply within the next fifteen days they get a \$300 ticket no matter what the violation. If they don't comply within fifteen days after that they get an \$800 ticket each pop there after. We would put a lien on the property when it get's this point.

Mr. Takeuchi asked what is your new procedure and how often are you utilizing others areas in the Police Dept. from a City Dept. How often do use the Police Dept.?

Mrs. Aldred replied probably more often than you realize.

Mr. Takeuchi asked what percentage of the complaints you get from the public would be referred to other elements of the Police Dept.

Mrs. Aldred replied she doesn't have a percentage to give since she hasn't been using the system long enough. We do use the officers quite a bit.

Mr. Takeuchi asked do you think it is working out since Code Enforcement has been moved to the Police Dept.

Mrs. Aldred replied that is an unfair question to ask because she wasn't here when the Code Enforcement unit was under Joseph. I can only tell you through my experience it is working seamlessly.

Mr. Wood stated that the staffing we had before was two field officers and himself. What became very clear especially with the latter years was that he was not able to get out to do field supervision over the two field inspectors in order to maintain accountability. When the decision to move it over to the Police Dept. was made, we fought hard for Jamie's position so there is that daily supervision from a code enforcement perspective not necessarily a Police Officer perspective and I think it has gone a long way to make sure it is followed up promptly.

Mr. Takeuchi asked if Jamie is the first level of determining which part of the City should respond to a complaint.

Mrs. Aldred replied the public feels the Code Enforcement is the first place to start. We have staff in the City of Lodi who feels we should be the best place to start. I can't say for every call we are first response but we do get a lot of calls.

Mrs. Aldred made a comment about increasing the fines.

Mr. Takeuchi asked if council has to approve this.

Mrs. Aldred replied yes.

### **C. Follow up on Issues from Previous Meetings**

#### **Main Street Project**

Mr. Wood stated he is still working on scheduling a wash down of the building. Mr. Wood hasn't had any luck on contacting the painter.

Mr. Takeuchi asked why he has to get ahold of the painter.

Mr. Wood replied because it has to be washed down and painted.

Mr. Takeuchi asked is this something Mr. Forkas is working on.

Mr. Forkas replied that unfortunately this project has been dragging since May, 2010. Mr. Forkas got the City to remove unwanted materials. Mr. Wood has gotten the church to paint the inserts for the windows and we cleaned up the yard. Mr. Forkas states we are waiting on the fencing and it should come in shortly. Mr. Forkas states we have a big problem that is suppose to do the wash down of the building and now getting ahold of the painter. Mr. Forkas feels its time to look at this again and get someone else to wash it down and also find another painter. The painter has dropped the ball and the person washing the building. Mr. Forkas feels we should start over.

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Mr. Takeuchi asked why we are doing this. Is it to look good?

Mr. Forkas replied to put a fresh coat of paint so it can look good for the next 20 years.

Mr. Takeuchi believes this is a liability issue.

Mr. Forkas replied that has gone away and the only person bringing this up is you.

Mr. Jaramillo states as far as the clean up, first of all we need to get a date from the contractor. Mr. Jaramillo states he has not dropped the ball.

Mr. Forkas states wash it down and if it sits for two weeks, who cares. It's been like this for eighty years.

Mr. Jaramillo states washing it down will get the dust off of it and get it ready for painting.

Mr. Forkas replies this is all he wants. We need to find a new painter.

Mr. Wood states that when he spoke with the painter that was his preference was to wash it down shortly before paint.

Mr. Forkas states we need to look for a new painter for the project.

Mr. Jaramillo states he is concerned about the liability for example, the lead in the paint. It's not something any volunteer will want to do.

Mr. Takeuchi agrees being concerned about the liability.

Mr. Wood states we have the plywood inserts painted. At the very least I would like to see those put up. There is an investment in that. That will dress those windows up very nice. As far as cleaning up and the volunteers doing work at the City site, they are covered by the City's workman's comp in case there is an issue. This is a risk the City is willing to take to encourage volunteers.

Mr. Litton states he feels this is not something that we should give up on until we have exhausted all our resources. There are a lot of local painting contractors in this town that will be willing to help us out. We need to reach out to those contractors. This might help them get free publicity. Mr. Litton states he doesn't have a problem sitting down with the yellow pages and calling people.

Mr. Takeuchi asked if Mr. Litton would like to help with this.

Mr. Litton replied yes.

Mr. Takeuchi stated he would like Mr. Forkas and Mr. Litton work together.

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Mr. Jaramillo stated to leave the wash down to me. Just give me a date of when the painter is going to be out there and I'll get my crew out.

**DEPARTMENT REPORTS**

**A. Community Development**

**\* Planning Commission**

**\* Planning Commission – Past Action**

None

**\* Neighborhood Services Division**

**B. Police Department**

- District/Watch Commander**
  
- Community Improvement/Code Enforcement**

None

**C. Public Works**

None

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (5 minute limit per speaker)**

None

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**COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS (5  
minute limit per speaker)**

Mr. Litton stated he would like to hear more about Japan Town.

Mr. Takeuchi replied the idea of expanding down town to Main St. & Sacramento St. appealed to me a great deal. There are currently three Japan Towns registered in the United States and this would be the fourth Japan Town registered historically by the Federal Government. An effort is being made by Karen Clemente who is a student. She is trying to prepare the application to present to the Federal Government to have our Japan Town recognized. Mr. Takeuchi stated he would like to make Lodi the International Center in the Central Valley for ethnics groups.

Mr. Takeuchi stated that this Saturday night the Rotary Club of Lodi called the Lodi/Tokay Rotary Club is hosting an October Fest at American Legion Hall on Washington St. in Lodi. It's \$20.00 a ticket for a nice German dinner. If any of you are interested, I have tickets.

**NEW BUSINESS**

Topics for Upcoming Meetings

**A. Looking Ahead**

- **November 9<sup>th</sup>** - Christmas Party
- **December 14<sup>th</sup>**

**ADJOURNMENT**

There being no further business before the Committee, it was, on motion duly made by Mr. Takeuchi adjourned at 7:57 p.m.

Respectfully submitted,  
ARASELI DEL CASTILLO, Recording Secretary

**LODI IMPROVEMENT COMMITTEE  
REGULAR MEETING MINUTES**

December 14, 2010

6:00 P.M.

ROLL CALL

<b>BOARD</b>		<b>STAFF</b>
<u>PRESENT</u>	<u>ABSENT</u>	
Robert Takeuchi (Chair)	Reyes Jaramillo (Vice Chair)	Joseph Wood, CDD
Rosie Ortiz (Treasurer)	Tim Litton	Araseli del Castillo, CDD
Fran Forkas		Jamie Aldred, LPD
Sunil Yadav		Chief Gary Benincasa, LPD

**MINUTES**

October 19, 2010 – Special Meeting

Mr. Wood stated the minutes would be carried over to the January meeting as they were not ready for distribution.

**TREASURER’S REPORT**

Ending balance is \$607.69

Mr. Forkas motioned to approve. Mr. Yadav seconded. Approved unanimously.

**ANNOUNCEMENTS/PRESENTATIONS**

Mr. Wood stated he has no announcement other than the general advisory to the folks in the audience this evening. If you have anything to add to the discussion please come to the podium so your voice can be picked up for recording.

**AGENDA ITEMS**

**A. Presentation from Jaime Watts, Downtown Lodi Business Partnership (DLBP)**

Mr. Wood introduced Jamie Watts from Downtown Lodi Business Partnership.

Mr. Takeuchi stated that the Lodi Improvement Committee has been selecting special groups to make presentations so that the public can be aware. We want to focus on issues such as gang violence.

Ms. Watts, Executive Director for the Downtown Lodi Business Partnership thanked the LIC for the invitation to share about her organization. She then gave a Powerpoint presentation showing what the Downtown Lodi Business Partnership does.

Ms. Watts stated that the three main sources of funding are member assessments, City of Lodi, and event activities/sponsorships. Members are assessed annually and the amount varies depending what type of business they are and what zone they are in. That totals about \$42,000 in member assessments. The DLBP receives \$28,500 from the City of Lodi.

Ms. Watts stated that they have been concentrating on brand image over the past couple of years. They have freshened up their new logo incorporating their Shop, Wine & Dine slogan. They redesigned their website, making it more user friendly.

### **Beautification**

Ms. Watts stated that they do all the banners downtown. Holiday banners, farmers market banners that are done seasonally. They have done flower pot contests with the merchants during the holiday season.

### **Media Relations**

Ms. Watts stated that the DLBP definitely serves as a PR firm for downtown. They have been on numerous TV spots and in the local newspaper. They have the Twitter and Facebook and they really utilize those to help let the public know about the events.

### **Popular Events**

**Farmers Market** – 18 weeks. First Thursday in June until the last Thursday in September.

**Parade of Lights** – First Thursday in December @ 6:17 p.m.

Ms. Watts stated that the other program they have going on now for the second year is the “Downtown Holiday Shopping Incentive”. If you spend \$500 at the Downtown merchants in any combination and bring your receipts to the DLBP office you will get to pick out a \$50 gift certificate from one of the participating merchants.

### **Community Outreach**

- \* They have a booth out downtown during the events.
- \* Fieldtrips when students come downtown and they give them a tour to show off our murals.

### **Plans for 2011**

- \* Expand current programs
- \* Enhance existing events

- \* Develop relationships with downtown property owners to foster new business opportunities
- \* Explore additional funding sources
- \* Explore a property base BID

Mr. Takeuchi asked in regards to the assessment. Is that the only means members are charged for your organization?

Ms. Watts replied there is a formula. Zone A (is the core of the downtown) pays double than Zone B because they are receiving a bigger benefit. That is where all the big events take place. Financial Institutions pay the most which is \$600 a year and services that are in Zone B pay \$90 a year. The average assessment for the year is about \$250-\$300.

Mr. Forkas asked that the DLBP was proposing to start assessing a fee on the property owners and would that be in addition to what the businesses pay?

Ms. Watts replied there are a lot of different options. In most cases the property base would replace the merchant base. They will survey everyone and see what works for Lodi. It is a long process.

Mr. Forkas asked in regards to the third category of funding. Is this funding from the Farmers Market and Street Faire?

Ms. Watts replied that the Street Faire is a Chamber events. The Farmers Market and Parade of Lights are the only two revenue generating events.

Mr. Takeuchi asked if they are funded by the City and how much do you get.

Ms. Watts replied \$28,500.

## **B. Follow up on Issues from Previous Meetings**

### **Main Street Project**

Mr. Wood stated Tim Litton who is not here volunteered to look into contractors who might be interested in picking that up again. We are in rainy season so hopefully that will help take care of as far as washing down the building.

Mr. Forkas stated that last night at the Ethnic meeting I had a chance to talk with Tim and he stated he had some good news for me about the painting. He is not here so I don't know what the good news is.

Mr. Forkas mentioned that the fencing has been completed by the City and it looks very nice. Now if we can get a painter on board. Mr. Litton indicated in an e-mail that if he had to paint the building himself, he would.

Mr. Wood mentioned that the Public Works Dept. replaced the missing flashing. They also mentioned delivery of a man lift that would help. They have that now and I will keep communicating with Dennis Callahan and see if they would be willing to let us use it.

### **Alley Improvement Projects**

Mr. Wood stated that the Public Works Dept. in the past year was looking at doing some alley drainage improvement to address problems with drainage. The Public Works Dept. had identified some of the worst alleys with drainage problems. The project involved complete tear out down to the dirt and repaving with a concrete valley drain down the middle.

Mr. Takeuchi asked if these alleys were all on the East side.

Mr. Wood replied yes.

Mr. Wood stated three alleys were funded by the Community Development Block Grant Program. One alley was started and later dropped from the project when they found that the sewer/water line was too close to the service and would not allow the proper grading. They did complete two alleys which was about \$152,000 worth of work. Mr. Wood states that these improvements have been very effective. It looks a lot better.

Mr. Takeuchi asked if Mr. Wood could identify those alleys.

Mr. Wood replied between Washington & Central. The other is between Central & Garfield. We are looking at a third alley since the other was dropped. We have to use the funds still available.

Mr. Ortiz asked if Mr. Wood would take suggestions of alleys.

Mr. Wood replied yes and stated he would provide a list of the alleys and we can bring this back at the next meeting for discussion.

## **DEPARTMENT REPORTS**

### **A. Community Development**

#### **Planning Commission – Past Action**

None

#### **Neighborhood Services Division**

None

**B. Police Department**

- **District/Watch Commander**

Chief Gary Benincasa stated he was there filling in, as their supervisors were running a little short. Chief Benincasa stated he doesn't have a report but was there to answer any questions or if there is something valuable or something that the committee needs, he can research and bring it back at the next meeting.

Ms. Ortiz asked Chief Benincasa in regards to graffiti abatement. Ms. Ortiz wanted to thank them for coming and cleaning the graffiti in my area. They did a good job.

Chief Benincasa states he will extend that thanks to Public Works as they are in charge of doing that.

- **Community Improvement/Code Enforcement**

None

**C. Public Works**

None

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

None

**COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS**

Mr. Wood would like to recognize that representatives from Community Partnership for Families were in the audience and thanked them for coming out.

**NEW BUSINESS**

Topics for Upcoming Meetings

**A. Looking Ahead**

- **January 11<sup>h</sup>** - Pat Patrick - Lodi Chamber of Commerce
- **February 8<sup>th</sup>**
- **March 8<sup>th</sup>**
- **April 12<sup>th</sup>** - Election of Officers

**ADJOURNMENT**

There being no further business before the Committee, it was, on motion duly made by Mr. Takeuchi adjourned at 6:49 p.m.

Respectfully submitted,

ARASELI DEL CASTILLO, Recording Secretary



**MEMORANDUM, City of Lodi, Community Development Department**

**To:** Lodi Improvement Committee  
**From:** Joseph Wood, Neighborhood Services Manager  
**Date:** January 7, 2011  
**Subject:** Staff Report for Special Meeting of January 11, 2011

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**I. Announcements/Presentations**

- The application period for 2011/12 CDBG funding has opened and will run through February 9<sup>th</sup>. A Public Meeting and Application Workshop will be held at 3:30, Wednesday, January 12<sup>th</sup>, in the Carnegie Forum.
- Every two years jurisdictions that receive HUD funding are required to take part in a point-in-time homeless count and survey. In San Joaquin County we conduct what is called Project Connect, a coordinated survey and count of the sheltered homeless throughout our communities and a series of stand-down events where service-providing agencies and organizations come together to count and survey the unsheltered homeless population. In Lodi, that unsheltered event takes place on Wednesday, January 26<sup>th</sup>, from 9am – 1pm, in the Lodi Grape Festival Chardonnay Hall. Anyone wishing to volunteer for this event should contact Joseph Wood at 333-6800 x2467.

**II. Agenda Items:**

**A. Presentation from Pat Patrick, President/CEO, Lodi Chamber of Commerce**

As part of the outreach effort to learn more about local organizations and agencies and, in turn, to educate them about the Lodi Improvement Committee, Lodi Chamber of Commerce President/CEO Pat Patrick has agreed to make a brief presentation and answer any questions that you may have.

**B. City Manager's Budget Strategy Group Meetings**

The City Manager is establishing a Budget Strategy Group (BSG) intended to educate and inform both City staff and the public regarding the City's financial condition and projections in anticipation of the fiscal year 2010/11 budget. His desire is to attract a cross section of community members who have an interest in understanding City finances. The initial meetings will overview the City's financial resources and expenditures, and project what the upcoming fiscal year and beyond look like for revenues and expenditures. Each meeting will last no longer than two hours and start in the early evening. The first meeting is scheduled for 5:30 p.m. on Tuesday, February 1st, and will be held in the Carnegie Forum Council Chambers.

Initial Meetings will cover the following topics:

- I. Finance Overview
- II. Revenue Resources

- III. Fund Explanations
- IV. Departmental Overviews & Expenditures
- V. Non-Departmental Expenditures
- VI. Discussion of Service Levels/Expectations

The City Manager expects that after the initial sessions are complete, he will focus attention on areas for revenue generation and expenditure reductions while balancing people's expectations for service delivery.

The LIC will need to consider the selection of one representative to participate in the Budget Strategy Group and possibly an alternate.

**C. Follow up on Issues from Previous Meetings**

Main Street Project

LIC Member Tim Litton has made contact with suppliers and a volunteer group that are willing to assist with this project. He can elaborate on this further at the meeting.

Alley Improvement Projects

CDBG funds were used this past year on two Eastside locations for the complete rebuild of the alleys, which included a drainage channel down the center and new concrete approaches at each end. I've asked LIC Member Fran Forkas to evaluate the work that was done this past year and to make recommendations for the coming year.

**III. Department Reports**

**A. Community Development Department**

- **Planning Commission**
- **Neighborhood Services Division**
- **Building Division**

**B. Police Department**

- **District/Watch Commander**
- **Community Improvement Unit/Code Enforcement**

**C. Public Works**

**IV. New Business**

**A. Looking Ahead**

- **February 8<sup>th</sup>**
- **March 8<sup>th</sup>**
- **April 12<sup>th</sup> – Election of Officers**