

LODI IMPROVEMENT COMMITTEE REGULAR MEETING MINUTES

September 8, 2015

6:00 P.M.
ROLL CALL

BOARD		STAFF
<u>PRESENT</u>	<u>ABSENT</u>	
Curt Juran (Chair)		Joseph Wood, CDD
Maria Rosado (Vice-Chair)		Kari Chadwick CDD
Fran Forkas		Charlie Swimley PW
Rehana Zaman		
Sunil Yadav		

I. MINUTES

“August 11, 2015”

MOTION/VOTE:

The Minutes for the August 11, 2015 Regular Meeting are available for approval. Motion made by Member Rosado, Forkas seconded to approve the Minutes from the August 11, 2015 Regular meeting as written.

The above motion carried by the following vote:

Ayes: Chair Juran, Vice-Chair Rosado, Mr. Forkas, Ms. Zaman and Mr. Yadav
Noes: None
Absent: None

II. ANNOUNCEMENTS/PRESENTATIONS

- A. The Committee on Homelessness (formerly Homeless Solutions Committee) has prepared their *Report on Homelessness in Lodi* and will making the presentation to the Lodi City Council on September 15th (7AM Shirtsleeve Session) and September 16 (7PM Council Meeting). A copy has been provided for your review.

Mr. Wood gave a brief report regarding the steps that have been taken to create the document and what will be happening next. The Draft document will be presented to the City Council on September 15th at a Shirtsleeve meeting and then taken to the September 16th regular City Council meeting for adoption.

III. AGENDA ITEMS

A. Alley Improvements/CDBG Funded Projects

Mr. Wood stated that the Lodi Improvement Committee has long been a proponent of the Alley Improvement Projects that have been funded through the CDBG Program. There is currently an outstanding CDBG allocation of \$125,000 from 2014/15 for the next phase of work. The LIC and Neighborhood Services staff has recommended that the north-south alleys located between Church Street and Stockton Street, and from Louie Avenue to Lodi Avenue be considered, with preference given to the alleys north of Lockeford Street, between School Street and

Sacramento Street, and the alleys south of Lockeford Street, between Main Street and Stockton Street.

Mr. Wood added that Charlie Swimley, Deputy Public Works Director, was present to present additional information on the status of the project.

Mr. Swimley stated that the two alleys between Stockton Street and Sacramento Street north of Lockeford are the focus for improvement. Staff still has a bit of work to do this winter and should have a solid program ready this spring. Mr. Juran asked if the funds will be used before they are lost. Mr. Wood stated that they would. Mr. Juran asked which alleys the city is looking to improve. Mr. Swimley stated that it is better to do the survey work after a rain to help identify the low spots.

Mr. Wood added that the Lodi Improvement Committee was also very active in promoting the identification of needed ADA Improvements along Cherokee Lane and lobbied City Council for the allocation of CDBG funding to start the first phase of those projects. \$75,000 was included in the 2015/16 CDBG budget for that work.

Mr. Swimley stated that there has been \$91,000 spent on ADA improvements along Cherokee Lane through a bus stop. There is a 2016 Bus Stop improvement program planned for next spring which will include an additional \$300,000 to be spent city wide. The plan is to coordinate the efforts from that project with the \$75,000 that is already budgeted for Cherokee Lane.

Mr. Juran asked what the plan was for the swell at the corner of Delores and Cherokee. The sidewalk was put in for the bus stop and that area would be perfect for a bio swell sod or a no mow lawn product called Carapia.

Ms. Zaman asked about planting new trees as part of the improvements. Mr. Swimley stated that there isn't any plan for planting new trees at this time.

Mr. Yadav stated that the bus stop in front of the property next to his does not have a cover and it needs one. Mr. Swimley stated that staff has been systematically replacing all of the benches with shelters.

Mr. Wood asked if there were areas identified that were in need of new trees would the City be open to placing them. Mr. Swimley stated that if the committee would be willing to identify locations staff will consider them. Mr. Yadav suggested planting palm trees.

B. Follow up on Issues from Previous Meetings

Follow up on Goals for 2015/16

- Address Main Street Issues
 - Awaiting feedback from code enforcement as to the status of condition in and around the Golden Era.

Mr. Wood asked Mr. Yadav if he had any feedback from the neighboring owners regarding problems at the location. Mr. Yadav stated that the drug problem is still an issue.

- Cherokee Lane
 - \$75,000 allocated to first phase of ADA improvements along Cherokee Lane. No specific project site identified yet.
- Habitat for Humanity
 - Currently reevaluating the feasibility of a project at this time.

Mr. Wood stated that the with the market turn-around the viable properties are not easy to find. Staff is reevaluating other options in partnering with Habitat for Humanity.

- Monitoring Alley Improvements
 - Waiting on word from Public Works as to what alley they will be working on next.
- Eastside Afterschool Programs and Activities
 - Junior Giants Program – Program has concluded for 2015.
- Community Improvement Award/Community Service Award
 - The property owners of the two properties awarded at the July meeting were notified and have finally responded. A presentation will be scheduled at the properties in the next week.
- Gang Problem
 - Our Youth Outreach Worker Ruben Guardiola continues to work with youth at all high school and middle school campuses.

Mr. Wood stated that there have been a few shootings and stabbings, but we are still working with those youths that have expressed an interest in stepping away from that lifestyle. Trips to Mill Creek are still planned. The program at Mill Creek is working with staff to expand the program and try to bring parents along on a few trips. They would go through separate programs and then come back together at the end to go over what they thought.

- Neighborhood Revitalization Strategy Area
 - The premise of a Neighborhood Revitalization Strategy Area (NRSA) is that a concentrated investment of resources in a limited impact area can have a substantial impact for a targeted revitalization area. The designation of a NRSA provides benefits for administering CDBG funding in the targeted area, encourages public and private investment in the community, and builds stronger relationships with neighborhood stakeholders including residents, businesses, nonprofit organizations, elected officials, law enforcement, and faith organizations that have a chance to find out that their individual interests often coincide.

While the LIC can and should play an integral part in the development of a NRSA, as there would be extensive outreach and engagement with the community throughout the development and the administration of the NRSA, there is a conflict of interest with two of our LIC members being employed by the community-based development organization that would likely be selected to oversee and carry out certain CDBG-funded activities within the NRSA.

Therefore, it is strongly recommended that the LIC limit their role to facilitating the community outreach effort during the initial phase of developing the NRSA. City staff would gather the information provided at those facilitated meetings and make whatever recommendations to the City Council.

Mr. Juran asked if the committee could still make recommendations. Mr. Wood stated that it can.

Mr. Forkas asked what is the estimated date for the alley improvements for west of Cherokee Lane, east of Stockton Street, south of Lockeford Street, and north of Lodi Avenue that are supposed to occur along with the water meters. Mr. Swimley stated that the meter program has already installed meters east of Stockton Street and the alleys will be improved as funds become available. Mr. Forkas stated that it was his understanding that the alleys were going to be improved along with the meter program. Mr. Swimley stated that when a water main is replaced in conjunction with the water meter program in a particular alley then the alley would be improved during the replacement. Mr. Forkas stated that his understanding was that the water mains would be moved to the street. Mr. Swimley stated that there have been water main replacements in the alleys.

Mr. Juran stated his appreciation of the outstanding job that Knife River has done and how appreciative he personally was with their customer service. Mr. Swimley stated that he would pass that information on to them.

Community Gardens

- No new information to share. Mr. Juran stated that the Community Gardeners have rented out their last two planters.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

- A concerned Citizen asked if the alley conversation was going to be about cleaning them up. He was under the impression that the meters were all being moved to the streets. Mr. Juran stated that the discussion was in regards to alley improvements to be done to take the potholes out and install new surface materials to help them drain. Mr. Citizen asked when the improvement would be made to his location. Mr. Wood stated that the block grant money that is intended to spend on alley improvements has been put

on hold due to the meter program. Mr. asked when the area around his residence will be receiving meters, between Oak and Walnut and Cherokee and Garfield.

- Ms. Zaman asked if the alley near 428.5 School Street could be checked. It has potholes and terrible drainage problems.
- Ms. Rosado repeated the alley discussion results in Spanish for the public. She continued to translate for the residences that got up to speak.
- Nancy Esparsa, Lodi resident, came forward to state that she lives on an alley at 217 E. Locust and there are potholes where water gathers and she was splashed by a car when it drove by.
- Mr. Herdandez, Lodi resident, came forward to state that he lived 13 years in the area of concern and there is a problem in the alleys there. He now lives in the 900 block of south Garfield and there is a leak in the pipe in the road. It only seems to leak at night when the sprinklers come on, so he thinks that maybe a tree root broke the pipe. Mr. Forkas asked how long it has been leaking. Mr. Hernandez stated that it has been leaking for about a month. There are a lot of people wasting water in the area also. Mr. Juran stated that there is a Water Conservation hotline that can be dialed at 333-6829. Mr. Hernandez stated that the alley behind his house has a lot of potholes, trash, and is in need of fixing. In the area of the link there is a lot of illegal activity and when it is reported to the Police Department the police will drive by a few times then stop driving by. It needs to be on a more regular basis. Mr. Juran encouraged them to keep reporting the problem. Mr. Hernandez stated that he is now afraid to report because the people know that he is the one reporting and he has children.
- Nancy Esparsa stated her frustration over the fact that she called the police and they didn't show up, but her neighbor who isn't Mexican called and they showed up.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS

- None.

IV. NEW BUSINESS

Topics for Upcoming Meetings

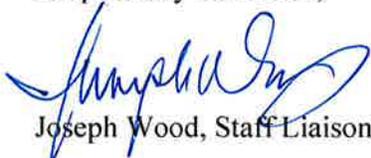
A. Looking Ahead

- **October 13** – Currently open – possibly have the Police attend – Mr. Juran stated that he would like to have someone from Public Works attend to provide additional information regarding who to call for water leaks, pothole reports, etc.
- **November 10** – Tentatively penciled in is a Public meeting on NRSA

ADJOURNMENT

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

Respectfully submitted,



Joseph Wood, Staff Liaison