

**REGULAR MEETING AGENDA
LODI IMPROVEMENT COMMITTEE**

February 9, 2010

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

NOTE: All staff report or other written documentation relating to each item of business referred to on the agenda are on file in the Office of Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability -related modification or accommodation contact the City Clerk's office as soon as possible and at least 24 hours prior to the meeting date.

6:00 p.m. Regular Meeting

Roll Call

Minutes January 12, 2010 – Regular Meeting

Treasurer's Report

Announcements/Presentations

Agenda Items:

- A. Main Street Project
- B. Spring Clean Up Activities
- C. Tree Lodi
- D. Filling of Vacant Vice-Chair Position

Department Reports

- Community Development
 - Planning Commission
 - Neighborhood Services Division
- Police Department
 - District/Watch Commander
 - Community Improvement/Code Enforcement
- 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.

JOSEPH WOOD
NEIGHBORHOOD SERVICES MANAGER

**LODI IMPROVEMENT COMMITTEE
REGULAR MEETING MINUTES**

DRAFT

January 12, 2009

6:00 P.M.
ROLL CALL

BOARD		STAFF
<u>PRESENT</u>	<u>ABSENT</u>	
Robert Takeuchi (Chair)	Rosie Ortiz (Treasurer)	Joseph Wood, CDD
Eileen St. Yves	Reyes Jaramillo	Araseli del Castillo, CDD
Tim Mustin		Wally Sandelin, PW
Fran Forkas		Lt. Todd Patterson, PD
Sunil Yadav		Jamie Aldred, LPD

MINUTES

December 8, 2009 – Regular Meeting

Mr. Forkas motioned to approve, Ms. St. Yves seconded. Approved unanimously.

TREASURER’S REPORT

Ending balance is \$730.13

Mr. Forkas motioned to approve, Ms. St. Yves second it. Approved unanimously.

ANNOUNCEMENTS/PRESENTATIONS

Mr. Wood asked if any who wishes to speak from the Public, please come to the podium so your voice can be recorded.

Mr. Wood stated that the 2010 Community Development Block Grant application period has begun as of February 10, 2010.

Mr. Forkas asked if you can get this from the Internet.

Mr. Wood replied yes and it is on the City’s website.

AGENDA ITEMS

A. Presentation on Public Works Project

Public Works Director Wally Sandelin stated he will be making a presentation on a number of Public Works projects that are underway, getting underway, and/or being planned. These include the Lodi Avenue Improvement Project, the Alley

Drainage Improvement Project, the Eastside Infrastructure Replacement Projects, and the Water Meter Installation Project.

Mr. Sandelin stated he has three items he would like to talk to the Commission.

- 1) Update on the Water Meter Program
- 2) Overview of Public Works projects coming up in the next year or two
- 3) Seek commissions input on proposed improvements as part of the Lodi Ave. construction project.

Mr. Sandelin spoke about an overview of the Water Meter Program. The City Council has embarked on a four year program to install 13,000 plus water meters in a period of four years. The year of 2010 has been designated as year during which people would like undertake contracting to have their own water meter put in, they may do so. The Public Works Dept. has prepared an installation guide that is free for the asking and is also available on the City's website.

Mr. Sandelin spoke about the Council policy. In May 2007 the Council decided that the individual property owners would be responsible for paying for the installation of each meter on their property. The range of cost is from \$200 for the simplest installation to approximately \$1200 for the more complex installations. There are approximately 10,000 Single Family residences that fall in the \$1200 category and 3000 are sprinkled between the \$200-\$550 category. After 2010 self installation year the City will embark on a three year extremely aggressive construction program that will complete \$34 million dollars in water improvements.

Mr. Sandelin stated that the City Council will entertain options for payment of the water meters by the property owners. Mr. Sandelin stated that 30% of properties in Lodi have no mortgage. They are fully owned by the property owners. We expect that those property owners will not opt for an extended payment program. The remaining 70% will probably opt for a lump sum payment or an extended payment option. We are not sure what the Council will adopt in the way of an extended payment plan.

Mr. Forkas stated that 10-14 residences in the City that had meters installed 10-14 years ago. How will those be handled?

Mr. Sandelin replied that those fall in a category that consists about 3,000 customers. Those customers have had their meters installed already. Those had their homes built after 1992 and paid for their meters at that time with their permits.

Mr. Takeuchi asked how we know what position we might be in as far as payment.

Mr. Sandelin replied over a course of time there has been a list kept of the people who have paid for their meters. Anybody can call Tom Doogan and give him the location of the property you are interested in and he call tell you if you already got your meter in.

Mr. Sandelin stated they are in a final design of the water treatment plant that should be operating by 2012. This cost could be between \$35-40 million dollars. How we are going to pay for it, I'm going to tell the Council in July. There are some ADA improvements happening at the Grape Bowl. June/July of this year we will begin the installation of the all-weather turf. There are new paving projects going in. We are paving Mills Ave., Ham Ln. this coming summer. Harney Ln. may happen, may not.

Mr. Sandelin stated the big project this year is Lodi Ave. It is from the railroad all the way to Cherokee Ln. The cost will be about \$2 million. We opened bids about two months ago and it came in 60% of the Engineers estimate. We have a really nice feature at Central Ave. with bulb-outs and outdoor seating, improved lighting and landscaping.

Mr. Sandelin stated that they are bringing to Council the second meeting in May a summary of a cost to make some changes and ask of them to approve a construction change order and to give us direction on how they want us to handle this.

Mr. Yadav asked where the money is coming from to pay for all these projects.

Mr. Sandelin replied that they received two million dollars from ARRA Stimulus Funds from the Federal Government and we are using that for the Lodi Ave. project. We had two millions dollars from the State Bond issue, Prop 1B. That money is being transferred to pay the maintenance.

B. Celebration on Central

The Celebration of Central events have historically been coordinated through the Community Partnership for Families, with a great deal of the organizational support coming from certain key persons from agencies and organizations that either work through or closely with the Community Partnership.

Many of those individuals have either retired or have been reassigned to areas that take them out of contact with the Community Partnership, leaving a significant void for the local Community Partnership to fill.

Mr. Wood stated that the Local Community Partnership Site Director Hilda Bohacek is very interested in continuing the Celebration on Central and is even more enthused with the possibility that the Improvement Committee might want to help sponsor and organize this event.

Mr. Takeuchi asked if Hilda can make a presentation and if she can be more specific on what she has in mind for us because she would like for us to partner in to do certain things. Mr. Takeuchi would like some clarification.

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Ms. Bohacek stated that Celebration on Central has existed for nine years with the exception of last year because they did not have the funds to put it on. The expense is about \$7,500-\$8,000. This is the only event to Lodi that is a no cost to families. We provide drinks; juices, water, food, etc. are all free for the families. We bring in the Kaiser booths and other resources within the community that could assist and support families. Ms. Bohacek stated that they currently have \$1200 from the United Way for this event. George Bradley was an integral part of the committee has retired and is not able to assist us. Mr. Bohacek would appreciate support around Celebration on Central. It is a very important event in Lodi and would appreciate your participation.

Mr. Takeuchi asked what you have in mind for our support.

Mr. Bohacek asked if you can join the committee to assist the organization part of it. If you can help us monetary or with sponsorships.

Ms. St. Yves asked when does your committee meet and where.

Ms. Bohacek replied next month, don't have a date yet. It will be at Joe Serna School after hours. Approximately 5:30-6 p.m.

Mr. Takeuchi asked how many people to expect to have at this meeting.

Ms. Bohacek replied 15-20

Mr. Wood stated when the Community Partnership for Families was established Robina Ashgar, she was the Site Director and she was one who built all the momentum that the partnership had. She was advanced to more of an executive position and was seeing the whole organization which has similar facilities in Stockton. A lot of the momentum in Lodi was lost and that's where Ms. Bohacek comes in and is getting that built up again. Many of the folks that were involved as volunteers they have moved on to different assignments to where they cannot maintain involvement.

Mr. Takeuchi asked where the money is going to come from.

Mr. Wood replied that someone could put in a request to the Community Development Block Grant. It's a small amount but can become feasible.

Mr. Yadav offered to be the representative for the Lodi Improvement Committee to help raise funds for this event and will also like to volunteer.

Ms. St. Yves asked if Ms. Bohacek has contacted the Lodi Lions Club but they have in the past brought their trailer. They gave free eye test to kids and adults for those who could not afford to have this done.

Ms. Bohacek stated the event will held on Sunday, May 16, 2010

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Ms. St. Yves asked for a phone number.

Ms. Bohacek replied 209-483-1842

Committee Membership

None

DEPARTMENT REPORTS

A. Community Development

*** Planning Commission**

Tienda Drive Senior Housing Project

Mr. Wood stated that this project will be going before the Planning Commission in late January or early February for Site Plan and Architectural review.

Neighborhood Services Division

2010-11 CDBG Funding Application Period

The CDBG application period for 2010/11 has begun. Applications are available on-line through the City of Lodi's webpage and there is a Public Meeting scheduled for Wednesday, January 27th, at 3:30 in the Council Chambers in Carnegie Forum, to provide information and assist with the application process. Applications are due by 5:00 p.m. on February 10, 2010.

*** Planning Commission – Past Action**

None

*** Neighborhood Services Division**

A. Police Department

• District/Watch Commander

Lt. Patterson stated the only problem we are having is the location on Tera Place. The grandkids of the owner are the ones causing problems in this neighborhood.

Lt. Patterson mentioned 420 N. Church apartment complexes. We had had 46 calls for service since August, 2009.

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Ms. St. Yves mentioned in the past they sent a letter to a few households that they either cleaned up the mess or problems or they were going take them to small claims court. Is this something that is still an alternative?

Mr. Wood replied civil nuisance actions are still a viable option. We can discuss this with the City Manager or City Attorney and see if this is something we can coordinate. Yes this is still a possibility.

Ms. Aldred mentioned that when you take someone to small claims court you have to establish you made an effort to resolve the issue.

Community Improvement/Code Enforcement

Ms. Aldred stated they did a shopping cart round up at the end of August with the Lodi Academy and rounded up forty five shopping carts. We are working on the re-certification for the Taco Vendor for 2010.

B. Public Works

None

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

Ms. Snyder stated she is here tonight to ask you if you want to create a very good looking neighborhood on Main St. On December 29, the Lodi News Sentinel featured a full page article on community ideas for promoting the arts in Lodi. Mr. Snyder is looking at a self help program. I am thinking of taking one block to start with to spruce it up and to see if we can continue.

Mr. Takeuchi asked Mr. Wood if this is something of interest to the City.

Mr. Wood replied it requires a great deal of rehabilitating of structures for them to be used as lofts so that takes private investment. We can approach the owners and give them our ideas but if they don't have the funding we can't do anything.

Mr. Forkas asked if we be eligible for Block Grants for any of this.

Mr. Wood replied historic preservation is an element that is eligible for Community Block Grant. We would look at actual renovation and rehabilitation. The strings that would come with adds significantly. It becomes restrictive to use Block Grants for rehabilitation.

Ms. Snyder stated for example the water tower is beautiful and catches people's eye but you have all that equipment stored from the City under and it is not a pleasant site to see.

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Mr. Takeuchi asked if Ms. Snyder is suggesting we work with a particular group or groups or are we to do these ourselves.

Ms. Snyder replied you would want more people than your group.

Mr. Takeuchi asked Mr. Wood if he could put this on the calendar for the next meeting and asked if Ms. Snyder could do more homework to see what would be the best for us to proceed if we proceed at all. Mr. Takeuchi stated he would like this to be on the agenda for the next meeting because we can not take action unless it's on the agenda. Mr. Takeuchi asked if Mr. Wood can do a thoroughly comprehensive report on whether or not we should do anything and if so what we do and how we organize it.

Kathy Grant stated she supports Ms. Snyder for her idea. Hand Up has been meeting at the Thrift Shop, the old Henderson Bros. so we know that neighborhood very well. Ms. Grant stated she is going through training at the Historical Society Museum and that whole area is Japan Town. There was a research paper written about Main St. and the history of that area. There is a lot of history before your eye and we don't see it. I think it would be wonderful to take a tour and offered it to the public so they can take an investment of that part of town. We want them to not see it for its blight but for its history because then it becomes valuable.

Ms. Grant spoke about alley clean up. Ms. Grant is looking for dump passes so if you know how we can get some.

Mr. Takeuchi replied we have no authority but Mr. Jaramillo on our committee. He is our designated clean up guy.

Mr. Yadav stated his son is the sales manager for Waste Management in Lodi. I can ask him if he can help.

COMMENTS FROM BOARD MEMBERS on Non-Agenda Items (5 minute limit per speaker)

Mr. Forkas asked if we want to consider at the next meeting appointing a Vice Chair.

Mr. Takeuchi replied yes. Mr. Takeuchi asked Mr. Wood if he can put this on the agenda.

Mr. Takeuchi stated he received a call from Joyce Harman, the President from Tree Lodi. Ms. Harmon asked if I might want to be on her board. She asked if the Lodi Improvement Committee would like to take a permanent role in terms of Tree Lodi's activities. Mr. Takeuchi would like to add this to the agenda.

Mr. Takeuchi stated Mr. Mustin will be having an interview with Lodi News Sentinel.

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Mr. Takeuchi announced that Araseli's brother-in-law Javier del Castillo owns Revolucion 1910 in Lodi next to the Railey's complex. Mr. Takeuchi stated his wife loves the foods so if you are in the area, stop by.

NEW BUSINESS

A. Topics for Upcoming meetings

- * February 9th – Spring Clean up Planning - New First-time Homebuyer Program
- * March 9 – CDBG (tentative)
- * April 13th – Election of Officers
- * April 17th or 24th – Special Goal-Setting Session
- * May 11th
- * June 8th

ADJOURNMENT

There being no further business before the Committee, it was, on motion duly made by Mr. Takeuchi adjourned at 7:50 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: February 4, 2010
Subject: Staff Report for Regular Meeting of February 9, 2010

I. Announcements/Presentations

- A. Material from Institute for Local Government**
Engaging the Entire Community in Civic Participation – an article from the Institute for Local Government
- B. Annual Statement of Economic Interests (Form 700)**
Due to the City Clerk by April 1st.

II. Agenda Items:

A. Main Street Project

This single topic actually covers three different issues that have been brought before the Lodi Improvement Committee. First, the desire to engage in a community clean up/beautification effort along Main Street to improve the look or *curb appeal* of this area. Second, the desire to support the study and celebration of the Japanese cultural heritage that exists there, and to recognize and preserve any and all historically significant landmarks. Third, to encourage the development of an affordable artisan live/work studio environment along and around Main Street that will, along with the previous two issues, expand the concept of Downtown Lodi as a tourist destination.

Since our last meeting when these issues were brought forward, in addition to meeting with Chair Bob Takeuchi and project proponent Virginia Snyder, I have looked into each of these issues and am bringing back the following information.

Main Street Clean-up Project

There is a definite need for clean up/beautification efforts along Main Street. A review of the properties along Main Street, from Lockeford Street to Lodi Avenue finds a mix of vacant lots, commercial and light industrial and residential hotels. There is a mix of private landowners, local government and, of course, the Union Pacific Railroad Company. The conditions of the buildings and properties along that stretch of Main Street vary as much as do the uses.

The Unity Project has come forward as a possible lead organization to help coordinate and carry out a volunteer clean up/beautification effort along Main Street. What will need to be discussed is a scope of work for this project, including the realistic boundaries for this initial effort.

Beyond that, there will need to be some dialogue with the property owners and/or business operators to gauge their support of the clean up/beautification effort. Being that the City owns a substantial amount of property on the northern end of Main Street, with the storage/corporation yard for the Parks & Recreation Department and Lodi's historically significant, albeit extremely deteriorated, original City Hall/Jail/Fire Station, our City Manager/City Council will need to buy-in to this project. A much harder task will be to engage Union Pacific Railroad to participate in this effort. However, that too can best be accomplished with the support and assistance of our City Manager/City Council.

The Improvement Committee can take an active role in developing the support necessary from the City. Some of these clean up activities could also be coordinated with the annual Spring Clean Up campaign that takes place in April.

Historical Preservation

There is already an effort well underway to document and preserve the heritage of what was Japantown on and around Main Street. That information will be used for a National Register District Nomination which will include about 2/3's of the two blocks surrounded by Main, Stockton, Elm and Oak, to create a fourth Japantown.

Karen Clementi, the CSU-Sacramento student putting that together as part of her thesis has been invited and plans on attending this meeting to provide more information and answer questions. Along with her will be representatives from the local chapter of the Japanese American Citizens League (JACL).

As mentioned previously, the City's first City Hall/Jail/Fire Station is located on Main Street and is in desperate need of beautification, if not full restoration. This structure has been "plaqued" by the Lodi Historical Society in 1997. It was at a time when the City may have been considering clearing that site and the Historical Society's action stopped at least any overt act of demolition.

I have spoken with the current President of the Lodi Historical Society about the Main Street Project and she has committed to have a representative at the meeting.

Artisan Live/Work Community

The concept of a live-work environment is not foreign to the City of Lodi. When presenting the concept of a Transit-Oriented Development (TOD) Plan for Lodi's Downtown District, then-Planning Manager Peter Pirnejad identified the concept to both the Planning Commission and the City Council as a viable option to consider in the future.

A common use for a live-work space is an artist's studio. Several major cities across the U.S. have this very kind of development marketed specifically for professional artists. There are some major factors to consider for this specialized kind of development. First, is there a need? Real estate development is primarily based upon a clearly identified need. For what has been suggested in this instance, converting existing buildings to affordable work-live studios for artists, is there a demand? Are there young or emerging artists looking for studio space? To help with aspect are organizations such as the Live/Work Institute, a non-profit organization which was

founded by Architect Thomas Dolan to advocate, encourage, and assist the development of Live/Work and Zero Commute Housing™, and to collect, organize and disseminate information about it.

Another factor, especially in this instance, is the required modifications to an existing building to accommodate such a use. This requires a great deal of commitment and an even greater amount of financial resources on behalf of the property owner to bring to reality.

Without some form of subsidy, it is not likely that there are sufficient resources available to either make it affordable for the owner to develop such a project or to make the units affordable to local artisans.

B. Spring Cleanup Activities

March 27-28 - City Wide Garage Sale

Watch the Lodi News-Sentinel for details.

April 3 – Electronic and Universal Waste Free Drop-off Event

Televisions, computer monitors, laptops, computers, processing units, printers, fluorescent lamps, mercury thermometers and household batteries (no car batteries) can be dropped off at the Lodi Transfer Station, 1333 E. Turner Road, for no cost.

April 9 or 10 – Arbor Day/Great American Clean Up event

The annual community event for Arbor Day/Spring Clean Up is tentatively scheduled for this date at Lawrence School.

April 10 – Dollar Dump Day

\$1 per truck/car load between certain hours with the normal restrictions on household hazardous waste.

April 19-23 – Residential Curbside Clean Up

Residential customers may place the equivalent of up to six 32-gallon trash carts at the curb on their scheduled collection day. All items must be bagged, bundled, boxed or containerized and must weigh less than 50 pounds each. No household hazardous waste, tires, dirt, sod, rock or concrete.

Is the LIC interested in planning a special event, other than what is being discussed with the Main Street Project? Would the LIC want to take a proclamation to the City Council to make April the Great American Clean Up – Keep Lodi Beautiful month?

C. Tree Lodi

Tree Lodi, through our Chair, has approached the LIC about having a permanent delegate on their Board and working together. Our Chair has requested that this item be placed on the agenda for discussion and possible action. I have asked if a representative from Tree Lodi can be present at our meeting.

D. Filling of Vacant Vice-Chair Position

The resignation of Steve Jarrett from the Lodi Improvement Committee has created a vacancy for the position of Vice-Chair. It is recommended that the position be filled at this meeting rather than wait until the Election of Officer at the April 13th meeting.

III. Department Reports

A. Community Development Department

Planning Commission

Tienda Drive Senior Housing Project

This project is going before the Planning Commission on February 10th for Site Plan and Architectural Review approvals.

Neighborhood Services Division

2010-11 CDBG Funding Application Period

The CDBG Application period for 2010/11 has begun. Applications are available on-line through the City of Lodi's webpage and are due by 5:00pm on February 10, 2010.

B. Police Department

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

C. Public Works

IV. New Business

A. Looking Ahead

- **March 9th – *New First-time Homebuyer Program or LPD Crime Stats (tentative)***
- **April 13th – Election of Officers**
- **April 17th or 24th – Special Goal-Setting Session**
- **May 11th**
- **June 8th**