

**MINUTES**  
**REEDLEY STREETSCAPE MAINTENANCE COMMITTEE MEETING**  
**July 12, 2000**

The agenda for the Streetscape Maintenance Committee Meeting of July 12, 2000, was duly posted in accordance with Government Code Section 54954.2.

A regular meeting of the Streetscape Maintenance Committee was held on July 12, 2000, in the Reedley City Hall Conference Room. The meeting was called to order at 8:10 a.m.

Members Present: Dale Melville and Jan Minami.

Members Absent: Richard Bedoian

Staff Present: Andrew Benelli, Public Works Director/City Engineer; Michael Olmos, Community Development Director; Jeff Viau, Public Works Superintendent; and Kay Pierce, Administrative Assistant.

Others Present: Steve Loeffler.

Dale Melville moved, Jan Minami seconded, to approve the minutes from June 6, 2000. Motion carried unanimously.

**REPORT ON MAINTENANCE ACTIVITY**

A. Steve Loeffler reported that the large pot at 11<sup>th</sup> and "G" by Reedley Insurance and the small pot at Manning Jewelers are not draining properly and the roots of some of those plants are rotting from the water sitting in the pot and not draining. The drain hole, of which there is only one, is most likely plugged. Jan Minami asked why the repotting done at the start of the spring didn't take care of this problem? Steve Loeffler replied that the pots were never repotted, but soil was added to the top layer of each pot and was incorporated into the top layer of the existing soil to help retain the water. The Committee members thought the soil in the pots was completely replaced with heavier soil at a cost of \$125 per pot. However, this was not the case. The figure of \$125 per pot was for the complete original planting which included Buttonwillow Nursery filling the pots with soil and plants. The Public Works crew was in charge of putting the gravel and potting soil into the pots.

Staff was under the impression that the Public Works crew drilled several holes in the bottom of each pot for better drainage. However, this was not the case. Only two holes were drilled; one for the irrigation line, which was the same diameter as the pipe, and one for drainage. Most of the pots are still draining slowly. However, the large pot by Reedley Insurance at 11<sup>th</sup> and "G" has stopped draining altogether and the soil has an odor of spoiled dirt. This pot should be completely emptied and refilled with larger gravel, leach line paper of some type, new soil and some new plants. Not all of the plants have died and can be saved. This cost for this will be \$40. The small pot by Manning Jeweler should

also be emptied and the same process used on this pot at a cost of \$40. The Loeffler Maintenance crew has been attempting to regulate the water in the pots by turning down the bubblers. But, since the two pots are not draining at all, this hasn't worked on them. It was felt that eventually, all the pots would need to be emptied and refilled with the proper drainage materials, soil and have additional holes drilled in the bottom of each pot. The pots are not placed on flat sidewalk. When the Public Works crew installed the irrigation line under each pot, a couple of bricks were left out of the sidewalk so the pots would have an area to drain.

### **OLD BUSINESS**

A. Dale Melville asked what type of billing was done for those businesses who went past 90 days. Staff will find out if Sylvia Plata of Finance can attend the next meeting.

### **NEW BUSINESS**

A. Discussion regarding expansion of Streetscape District. Mike Olmos stated that at the last Council meeting, the Mayor asked staff to look into incorporating the section of "I" Street from 13<sup>th</sup> to 8<sup>th</sup> Street into the Streetscape District. Mike Olmos got in touch with the City Attorney to find out whether a Business District Improvement District assessment imposed on businesses is governed by Proposition 218 and the answer was "no", Proposition 218 does not apply and it does not require voter approval. Mike Olmos read a response from City Attorney Stephen Ehat which stated that the imposition of an assessment to pay for installation and maintenance of streetscape improvements in the area into which the Downtown Business Improvement District is intended to be extended will not require the vote of the landowners in the expansion area nor will it require the vote of anyone else. Also, an increase in the amount of the assessment does not require voter approval. Under the law, as recently decided in the courts, a Business Improvement District assessment is an assessment on the business, not on the real property, and under the Parking and Business Improvement Area Law of 1989, the imposition and increase of an assessment for services and improvements of benefits to BID businesses is not an "assessment" within the meaning of that word as used in the constitutional amendment (Prop 218) prohibiting assessments levied upon "real Property" without voter approval. Nor is it a "special tax" under Prop 218.

After presenting this information to the Committee, Mike Olmos asked the Committee where they would like to go with this. Dale Melville stated that as a Committee member, he is pleasantly surprised, however, as a business owner he was kind of shocked. In other words, the Committee can say "this is the new boundary and the business owner has to pay." Mike Olmos replied that there has to be a process to follow to expand the district. Mike Olmos told the Committee that if they want to pursue this expansion, he will contact Stephen Ehat and ask him how to proceed appropriately. There needs to be a plan of the area to be expanded and what type of improvements would be installed to get an idea of the costs involved.

Dale Melville asked where the initial capital would come from to install the irrigation, trees, brick, etc., since the original district was constructed with HCD funds back in 1986 or 1987. Mike Olmos stated that HCD funds could be appropriated for this expansion also.

Andy Benelli stated that the Rail Trail project, many trees have been installed on the side streets such as 8<sup>th</sup>, 10<sup>th</sup> and 11<sup>th</sup>. Those trees are all tied to an irrigation system that is part of the Rail Trail; yet those businesses do not pay any assessment for the maintenance or the landscaping.

Mike Olmos stated that he would contact City Attorney Stephen Ehat and ask him to tell the Committee what the process is, or have him attend one of the Streetscape meetings. The Committee felt that staff could pass along the information received from Stephen Ehat. After receiving information from the City Attorney, it would be up to the Committee to decide how expansion of the district would be handled. It will take some studying and have a well put together plan with accurate costs.

Dale Melville stated that there are probably many projects within the City that require CDBG funding besides the expansion. He felt that staff should get input from the Council to see what Council's feelings are on a proposed expansion of the Streetscape District. It might also be a good idea to canvas the property owners to get their input to see if there is interest in incorporating them into the District. After receiving this information, staff could come to the Council and see if the Council would be willing to allocate CDBG funding to this new district.

Andrew Benelli stated that staff will be doing a specific plan for the old rail corridor through town and he wondered if this would include "I" Street? Mike Olmos responded in the affirmative and added that it would include the alley from the far side of "G" to the alley on the far side of "I" Street, and then go from either North Avenue to Dinuba to Manning.

Andrew Benelli asked if it would be possible that part of that plan might recommend some changes for a portion of "I" Street, if not all, to incorporate "I" into the Streetscape District. Mike Olmos responded in the affirmative. This is just a "jumping off" point for this project.

Dale Melville stated this would be an excellent to do this because staff could double up on some of the hearings for public input. Perhaps business owners would see the landscaping as a benefit to their business.

Mike Olmos will report back to the Committee at the next meeting.

**CITIZEN REMARKS** - None

### **COMMITTEE / STAFF COMMENTS / REPORTS**

A. Public Works Superintendent, Jeff Viau, stated that his crew has been doing some improvement on the railroad crossing which is benefitting the downtown area, thanks to Andrew Benelli for obtaining grants for improving the crossings. City Engineer Benelli stated that the contractor for the Rail Trail project is almost finished. Jeff Viau stated that

there is some broken sidewalk along the rail trail that got broken during this construction and will be repaired after the rail trail construction has been completed.

**ADJOURNMENT**

Meeting adjourned at 8:55 a.m. Next meeting will be August 8, 2000.

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Richard Bedoian, Chairman  
Streetscape Maintenance Committee

ATTEST:

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Andrew Benelli, Secretary