

**MINUTES  
REEDLEY STREETScape MAINTENANCE COMMITTEE MEETING  
MAY 2, 2000**

The agenda for the Streetscape Maintenance Committee Meeting of May 2, 2000, was duly posted in accordance with Government Code Section 54954.2.

A regular meeting of the Streetscape Maintenance Committee was held on May 2, 2000, in the Reedley City Hall Conference Room. The meeting was called to order at 8:00 a.m.

Members Present: Dale Melville, Richard Bedoian and Jan Minami (had to leave at 8:30).

Members Absent: None.

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

Others Present: None.

Dale Melville moved, Richard Bedoian seconded, to approve the minutes from April 4, 2000. Motion carried unanimously.

**REPORT ON MAINTENANCE ACTIVITY**

A. Mike Olmos stated that he was asked by a member of the Planning Commission why trees couldn't be removed without removing part of the sidewalk. The response was that it can be done, but the particular tree that was being removed raised the cement which had to be replaced due to a trip hazard. Richard Bedoian stated that he has received many positive comments on the installation of the new trees; the new bench has been installed at Reedley Social Services, although Richard has not received a call back from them regarding the plaque for the bench.

**OLD BUSINESS**

A. With regards to the Tree Replacement Policy for the Streetscape District, Dale Melville felt the heading should include the official name of the Streetscape District which is the Downtown Parking and Business Improvement Area Committee. This official name will be placed in the heading of the Tree Replacement Policy. Jan Minami moved, Richard Bedoian seconded to approve the Tree Replacement Policy within the Downtown Parking and Business Improvement Area with the reflected changes in the title as stated.

**NEW BUSINESS**

A. Mike Olmos talked to the City Attorney regarding who votes on the expansion of the Parking and Business Improvement District. City Attorney advised that all land owners who pay assessments that are proposed to be levied, if they change, they have to

vote. Therefore, we've got an area that exists and we have an area that might be added. If the current land owner's assessments are going to change, landowners currently in the district have to vote. If the monthly rate went to \$12.00 for everyone, this change in the monthly fee means that everyone would have to vote. If the monthly fee stays at \$10.50 per month, then current landowners do not vote. Only those landowners in the new proposed district would vote.

B. Mike Olmos passed out a draft copy of the annual report and budget for 2000-2001. He stated that Streetscape revenues are down and asked Sylvia Plata of the Finance Department to explain this to the Committee. Mike Olmos stated that the draft annual report has to be submitted to the City Council and a hearing will have to be held in June. While going through the budget, Mike Olmos discovered that, based on the revenue, which is down, \$16,000 was projected for 2000-2001, but the revenue is coming in at approximately \$12,200. Because our reserve is low, we are running into some problems, particularly since staff have to pay extra money to Loeffler due to late billings turned in from last year. The budget has thus been scaled back, because of the reduction in revenue, to \$14,000 for 2000-2001, from the original \$16,500. For budget year 1999-2000, staff budgeted \$20,590. By the end of the fiscal year, we will have expended \$17,350. We are in good shape budget-wise, but revenues are down and the surplus was reduced significantly. For fiscal year 2000-2001, staff will be looking at a reduced revenue estimate and the budget will be scaled back, and the reserve will be built back up.

Sylvia Plata explained to the Committee the fluctuations in the revenue received throughout the year. There were several months where buildings were vacant and it was discovered that the computer dropped off several accounts when it rolled over January 1, 2000. She asked the Committee's help in monitoring those businesses that go into locations that are not noted on the list, because they new businesses might not come in for a business license. There are 115 streetscape accounts that are billed monthly.

Regarding the business of Randy Long and James Kaprelian, Mr. Long stated in the past that Mr. Kaprelian is his employee and should not have to pay the monthly streetscape fee of \$10.50 per month. Even though Mr. Long has two separate businesses; two separate entrances into the business, he only pays one fee. Sylvia Plata stated that it has always been her understanding that if a business runs under one set of books, it is considered one business. The Streetscape Ordinance No. 688 states that "each business within the boundaries of said Area shall be on an equal basis to each such business and shall be in an amount of \$10.50 per month.....". Jan Minami stated that she would be more inclined to consider Long Investment, Inc. and Long Attorneys as separate businesses rather than Kaprelian and Long, because they do work in the same office with the same staff. The Long Investment is the separate business.

Jan Minami asked if the amount of \$125 that is paid each month to Loeffler Landscape for the maintenance on the new corner treatment pots could be absorbed elsewhere? Mike Olmos stated that there is a possibility that some work done in the streetscape area could be budgeted for the regular street account. Dale Melville added that the reason for the monthly charge collected was to cover all expenses of the maintenance in the streetscape area. The addition of the corner treatment pots was not foreseen when the original

streetscape district was formed. Dale stated that certain services might have to be cut back such as blowing off the sidewalks might have to be cut back from three times per week to two times per week. As long as the work gets done in the district, no one will want to raise the monthly rate. However, if it gets to the point where some of the services might have to cut back, that might be the incentive needed to increase the monthly fee by \$1.00 per month. The original rate has never been increased since the formation of the district in 1986. Richard Bedoian stated that was the selling point for the Streetscape District that the rates would never be raised. Jan Minami asked Richard Bedoian if the addition of the corner treatment might be an incentive for the business owners to agree to the increase in the monthly fee? Richard replied that he could discuss this with the business owners.

Dale Melville stated that the account will break even this year, so maybe during the next year, staff can look into a fee increase. The Committee asked Sylvia Plata to keep staff informed on a monthly basis the total billing revenues received.

Mike Olmos continued on the budget stating that he originally estimated a revenue of \$15,000, but after the discussion today, will cut back the budget to \$14,000. This way he will be able to keep the reserve building up for the future.

Jan Minami moved, Dale Melville seconded to accept the annual report to be submitted to the City Council as prepared by Mike Olmos. Motion carried unanimously.

## **CITIZEN REMARKS**

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

A. Public Works Superintendent, Jeff Viau, stated that the costs of removing the magnolia trees were kept to a minimum because the Public Works crews were utilized to remove the trees. Some of the magnolia trees were saved and replanted at Camacho Park, although we don't yet know if they will survive the replanting. Jeff stated that the jack hammer was used to cut the rootball which was then removed with the tree root. Removing the rootball allowed for the crews to clean out the planter area with an axe and shovel. This saved time in replanting the new trees. Some of the new trees were planted by the Public Works crew which did save the Streetscape fund some money. Jeff stated that the streetscape benches were also refurbished before Street Faire. Loeffler Landscape also planted new groundcover around the new trees.

B. It was suggested to let the business owners know that they could plant groundcover in their planters to help cut back on the expenses of replanting groundcover. Jeff Viau added that flats of Gazania are very moderately priced.

C. Jeff Viau reported that the crews are in the process of refurbishing the parking lots. They are installing timed water controllers in the parking lot behind The Pub and Gourmet Gardens.

D. Dale Melville reported that the Boy Scouts are going to coming in to plant on Reedley One of the Rail Trail, possibly the first week in June.

E. Mike Olmos reported that the City could possibly be receiving TEA21 funding to take the Rail Trail from Manning to the river. Reedley was also right on the cut off to receive grant money for the Reedley 3 section of the Rail Trail. Staff will know more information when the scoring is completed as to whether or not money will be awarded to Reedley. One of the reasons Reedley scored high on the Rail Trail is because Reedley is actually constructing the Rail Trail.

F. Dale Melville stated that the Rail Trail Committee has collected approximately \$10,000 in donations for the Rail Trail, but much more is needed.

**ADJOURNMENT**

Meeting adjourned at 9:05 a.m. Next meeting will be June 6, 2000.

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Richard Bedoian, Chairman  
Streetscape Maintenance Committee

ATTEST:

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Michael Olmos, Secretary