

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, NOVEMBER 20, 2012**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, November 20, 2012, commencing at 7:00 a.m.

Present: Council Member Hansen, Council Member Johnson, Council Member Katzakian, and Mayor Pro Tempore Nakanishi

Absent: Mayor Mounce

Also Present: City Manager Bartlam, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Information on Street Improvement Alternatives for Peach Street and Willow Avenue (PW)

Deputy Public Works Director Charlie Swimley provided a PowerPoint presentation regarding street improvement alternatives on Peach Street and Willow Avenue. Specific topics of discussion included a location overview, background of both streets, alternatives for improvements for both streets, and related costs for alternatives.

In response to Council Member Johnson, Mr. Swimley stated examples of private improvements include existing landscaping and access to some of the properties.

In response to Council Member Hansen, Mr. Swimley stated problems regarding flooding are minimal although there are some puddles and drainage takes a little more time.

In response to Council Member Johnson, Mr. Swimley stated costs for Option 1 and Option 2 are comparable but Option 1 is slightly more expensive due to the cost of pavement.

In response to Council Member Katzakian, Mr. Swimley stated one alternative could be curb and gutter without sidewalk and staff can also take a look at Cochran Street.

In response to Council Member Hansen, Mr. Bartlam stated the topic was brought forward by a property owner and staff is bringing the matter forward for consideration purposes only without any specific recommendation.

In response to Mayor Pro Tempore Nakanishi, Mr. Bartlam stated street lights in the neighborhood exist on utility poles and there are several long-term residents that live in the area.

In response to Council Member Johnson, Mr. Swimley stated drainage in the area is more of a nuisance issue rather than a safety issue.

In response to Council Member Hansen, Mr. Swimley stated there was nothing different done in 1946 with respect to how future improvements in the area would be constructed.

In response to Mayor Pro Tempore Nakanishi, Mr. Bartlam stated there are a few streets in the City without curb, gutter, and sidewalk but overall this is a unique situation.

The following individuals spoke in opposition to the construction of any street improvements for

Peach Street and Willow Avenue based on previous agreements to not improve, costs for improvements, tough economic conditions, and preservation of the country feel in the area:

Eddie Wisner
Diane Wisner
Robert Wisner
Jerry Manzel
Tom Gooding
John Keagg
Rose Hayles
Tom Burns

In response to Mayor Pro Tempore Nakanishi, City Attorney Schwabauer stated the process for creating an assessment includes property owner initiation, City Council approval, and majority approval from the neighborhood.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:40 a.m.

ATTEST:

Randi Johl
City Clerk



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Receive Information on Street Improvement Alternatives for Peach Street and Willow Avenue

MEETING DATE: November 20, 2012 (Shirtsleeve Session)

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Receive information on street improvement alternatives for Peach Street and Willow Avenue.

BACKGROUND INFORMATION: Peach Street and Willow Avenue are both north/south residential streets between Tokay Street and Cochran Road, located just west of Mills Avenue. The streets were originally improved as part of older subdivisions (1953 and before) with narrow pavement and no curb, gutter and sidewalk. Recently, some of the property owners along Peach Street and Willow Avenue have asked the City to consider the installation of street frontage improvements.

This presentation will provide an overview of the existing street improvements, examine two street improvement alternatives, and identify the estimated project costs that would be distributed amongst the affected property owners.

FISCAL IMPACT: Not applicable.

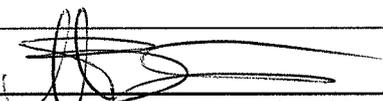
FUNDING AVAILABLE: Not applicable.



F. Wally Sandelin
Public Works Director

Prepared by Charles E. Swimley, Jr., City Engineer/Deputy Public Works Director

FWS/CES/pmf

APPROVED: 

Konradt Bartlam, City Manager

The City of Lodi
Public Works



Street Improvement Alternatives
Peach Street and Willow Avenue

November 20, 2012

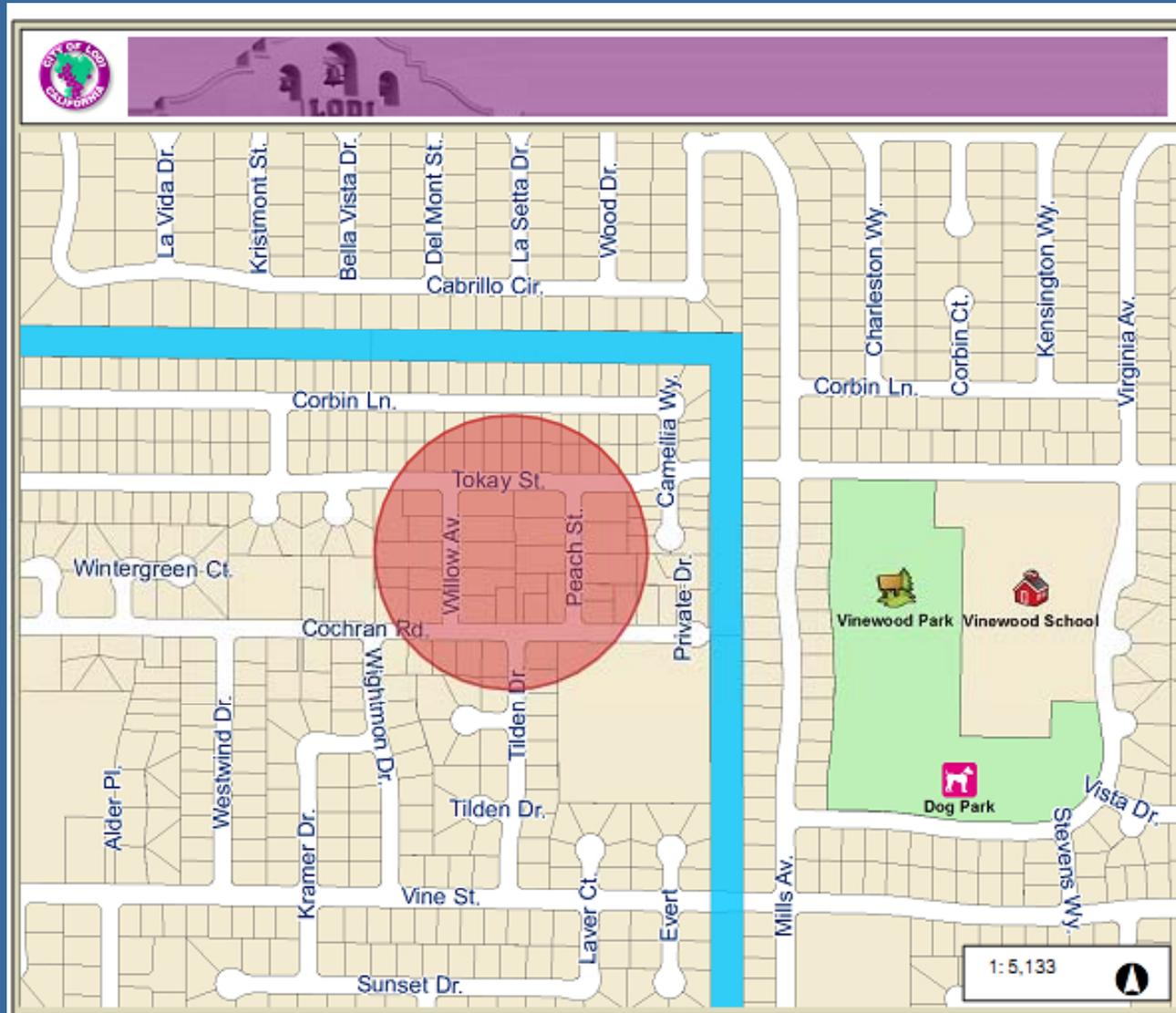


Overview

- Background
- Street Improvement Alternatives
- Costs
- Questions



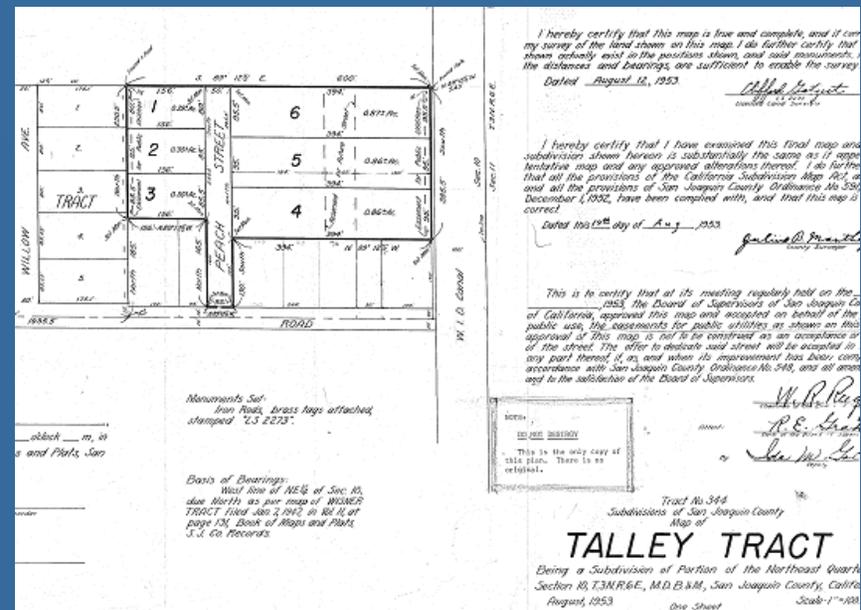
Overview





Background

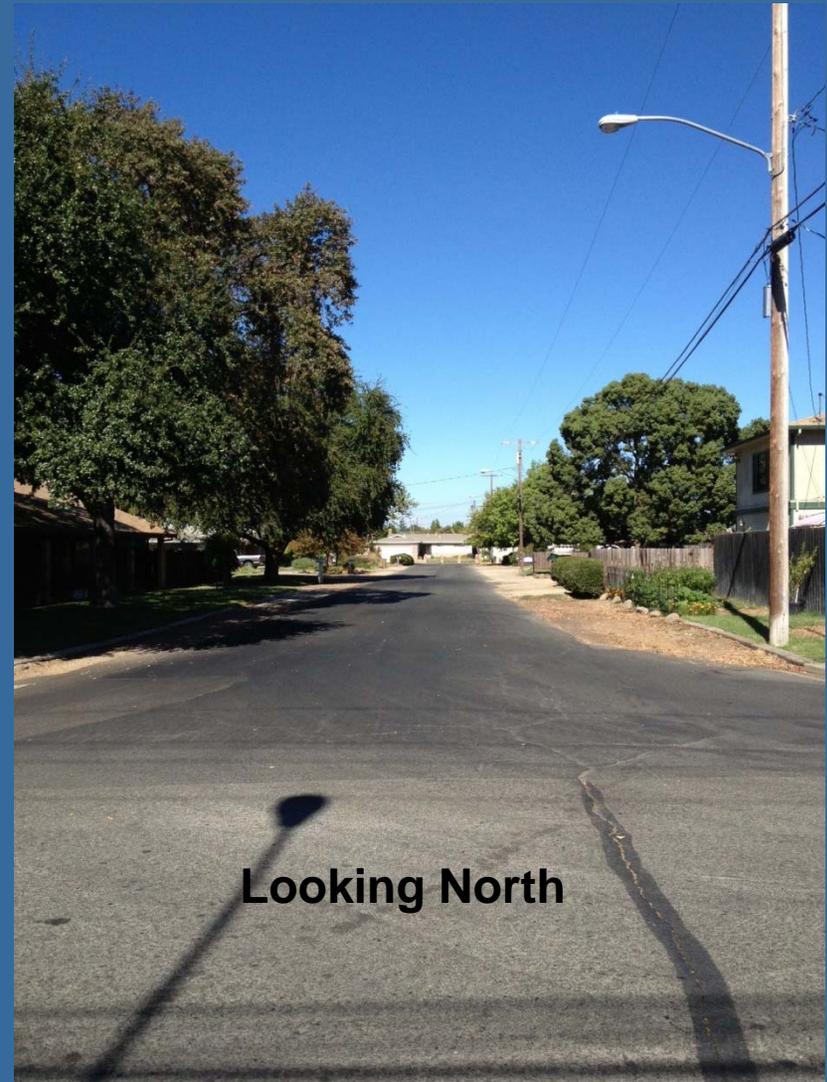
- Peach Street
 - Talley Tract (1953)
 - 50' Right of Way
 - No curb, gutter or sidewalk
 - No storm drain improvements
 - Pavement in good condition





Background

- Peach Street



Looking North



Background

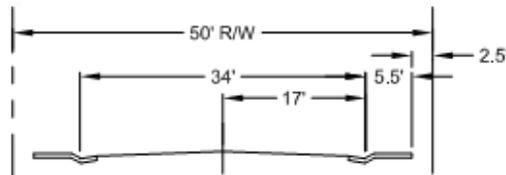
- Willow Avenue



Looking North



Alternatives (Peach - Option 1)

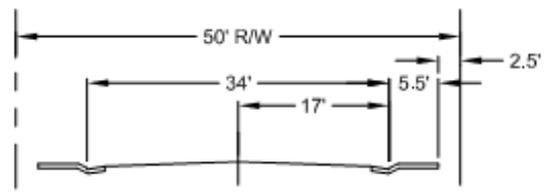


TYPICAL X-SECTION

PEACH STREET
OPTION 1, STANDARD ST



Alternatives (Willow – Option 1)

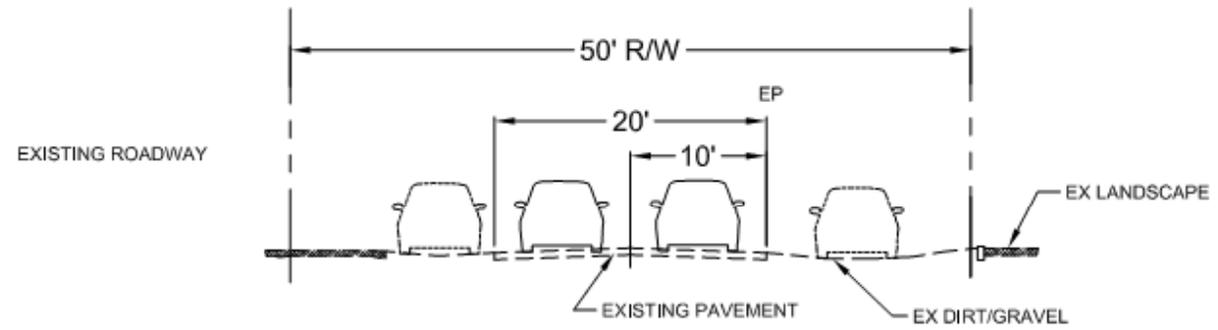
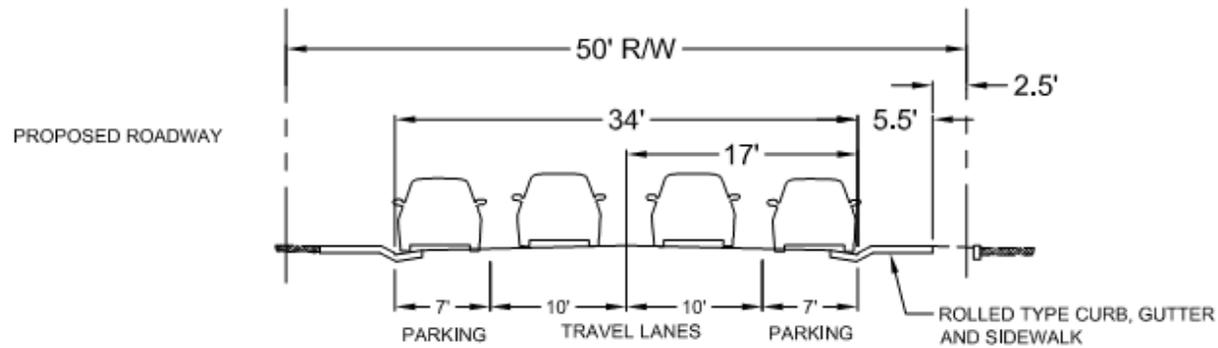


TYPICAL X-SECTION

WILLOW AVENUE
OPTION 1, STANDARD ST



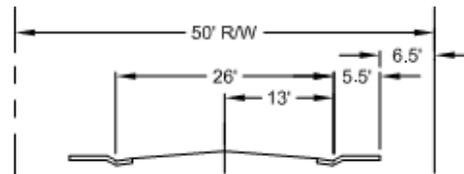
Alternatives (Option 1 vs. Existing)



STANDARD STREET SECTION (LOOKING NORTH)
34 FEET F.O.C - F.O.C.
711 / 712 PEACH STREET



Alternatives (Peach - Option 2)

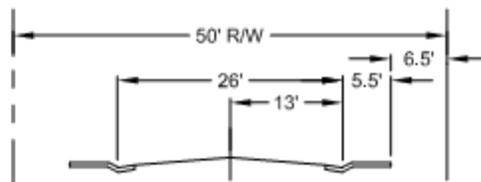


TYPICAL X-SECTION

PEACH STREET
OPTION 2, ONE-WAY ST



Alternatives (Willow – Option 2)



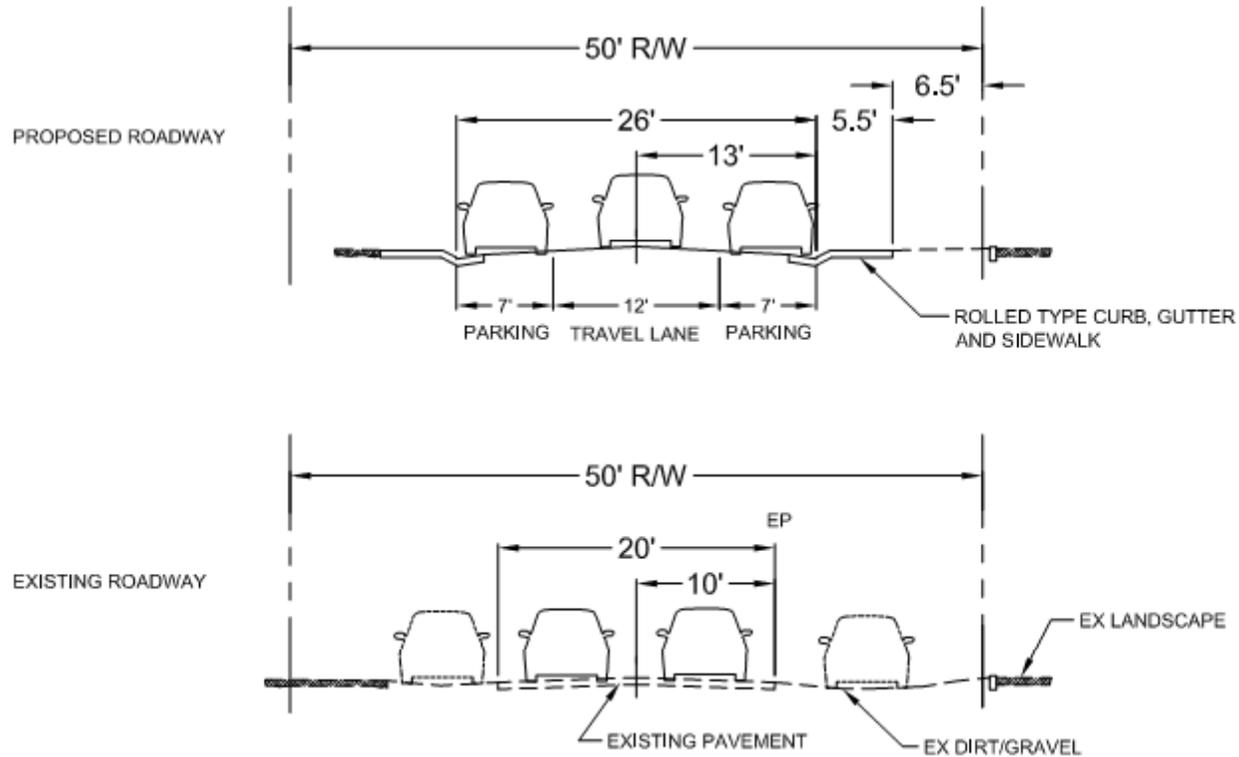
TYPICAL X-SECTION



WILLOW AVENUE
OPTION 2, ONE-WAY ST



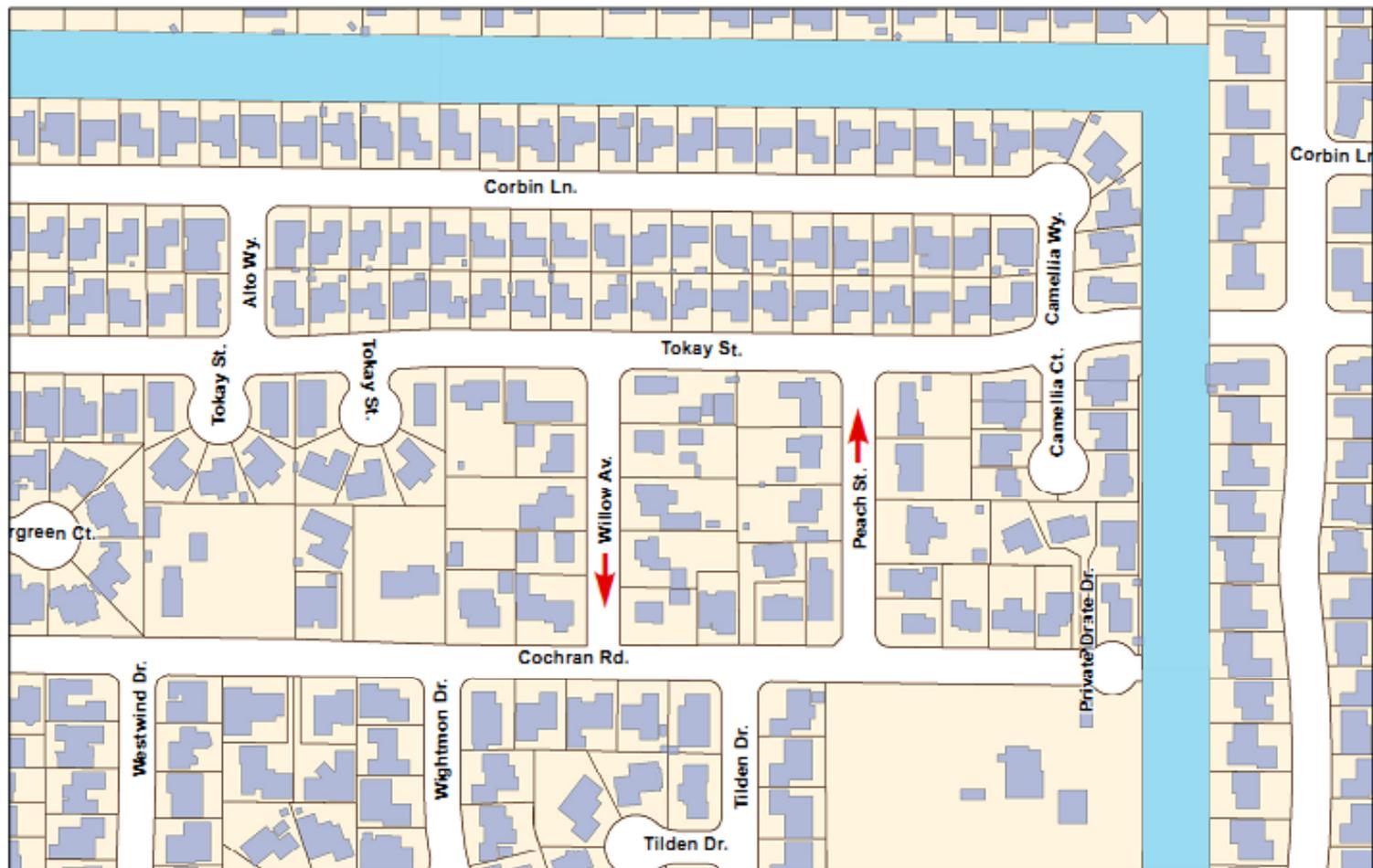
Alternatives (Option 2 vs. Existing)



NON STANDARD - ONE-WAY TRAFFIC (LOOKING NORTH)
26 FEET F.O.C - F.O.C.
711 / 712 PEACH STREET



Alternatives (Option 2 - Circulation)



**PROPOSED ONE-WAY
TRAFFIC CIRCULATIONS**



1 inch = 200 feet



Costs (Peach Street)

Address	Frontage (ft)	Cost per Parcel	
		Option 1	Option 2
700 Peach	97	\$21,142	\$19,794
701 Peach	81	\$17,655	\$16,529
711 Peach	86	\$18,745	\$17,550
712 Peach	94	\$20,489	\$19,182
717 Peach	86	\$18,745	\$17,550
718 Peach	95	\$20,706	\$19,386
726 Peach	50	\$10,898	\$10,203
731 Peach	156	\$34,002	\$31,834
2041 Cochran	72	\$15,693	\$14,693
Estimated Construction Cost	817	\$178,075	\$166,721



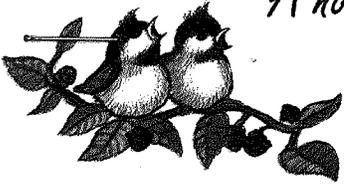
Costs (Willow Avenue)

Address	Frontage (ft)	Cost Per Parcel	
		Option 1	Option 2
700 Willow	80	\$19,810	\$18,903
701 Willow	82	\$20,305	\$19,376
710 Willow	80	\$19,810	\$18,903
711 Willow	80	\$19,810	\$18,903
717 Willow	80	\$19,810	\$18,903
718 Willow	80	\$19,810	\$18,903
724 Willow	85	\$21,048	\$20,085
731 Willow	65	\$16,095	\$15,359
730 Willow	200	\$49,524	\$47,259
2201 Cochran	105	\$26,000	\$24,811
Estimate Construction Costs	937	\$232,022	\$221,405



Questions

A note from...



Ms. Elsie Burns

724 Willow 95242

THIS IS TO NOTIFY YOU THAT
I AM UNABLE TO ATTEND YOUR
TUES AM MEETING CONCERNING
THE INSTALLATION OF CURB
GUTTER AND SIDEWALKS FOR
WILLOW STREET.

I HAVE LIVED HERE AT
724 WILLOW 95242 SINCE 1947
AND WANT YOU TO KNOW I
LIVE ON A SMALL PENSION
AND CANNOT AFFORD TO
PAY FOR THESE UPGRADES

Respectfully

Elsie Burns

Nov, 17, 2012

To whom it may concern

My name is Janet Taylor,
my Husband and I live at
510 Willow Ave.

This letter is in regards to
the street improvement. We
do not need or want any
work done on Willow Ave.
My Husband and I had a
private company pave in
the front of our house and we
paid out of our pocket, we
live on a fixed income because
my Husband had a stroke and
there is no way we will be
able to afford the work
that is proposed.

and as to my understanding
the whole street must be in
agreement on this project before
any action is to be done.

Thank you,

Marv T. Taylor Janet Taylor

209-368-6165

CITY COUNCIL

JOANNE L. MOUNCE, Mayor
ALAN NAKANISHI,
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
PHIL KATZAKIAN

CITY OF LODI

PUBLIC WORKS DEPARTMENT

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EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

KONRADT BARTLAM
City Manager
RANDI JOHL
City Clerk
D. STEVEN SCHWABAUER
City Attorney
F. WALLY SANDELIN
Public Works Director

November 15, 2012

Peach Street/Willow Avenue Property Owners

SUBJECT: Receive Information on Street Improvement Alternatives for Peach Street and Willow Avenue

Enclosed is a copy of background information on an item on the City Council Shirtsleeve Session agenda of Tuesday, November 20, 2012. The meeting will be held at 7 a.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

The Shirtsleeve Session is an informal meeting of the City Council. Information will be presented to the Council and alternatives for street improvements will be discussed, but no decisions will be made at this meeting.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Randi Johl, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call me at (209) 333-6800, extension 2593.



Charles E. Swimley, Jr.
City Engineer/Deputy Public Works Director

CES/pmf

Enclosure

cc: City Clerk