

CITY OF
ANDERSON



AGENCY AGENDA ITEM

February 3, 2009 Redevelopment Agency Meeting

Approved for Submittal By:
Executive Director <i>Dana Shigley</i>
To Be Presented By:
Dana Shigley <i>Dana Shigley</i>

To: Honorable Chairman and Members of the Anderson Redevelopment Agency

From: Dana Shigley, Executive Director
Telephone 378-6670

Date: February 3, 2009

SUBJECT

Rehabilitation of Landscaping along Highway 273 between North and South Streets

RECOMMENDATION

The Executive Director recommends that the Agency Board:

Adopt a resolution making findings required by the California Health and Safety Code for Southwest Project Area tax increment funding of public improvements along Highway 273.

FISCAL IMPACT

Michael Lander, architect for the project, estimates the project to cost \$140,000 plus project management and architecture in the amount of \$10,000, for a total of \$150,000. This project will be funded by the Redevelopment Agency with 2008 Tax Increment bond proceeds. Currently, this project is not included in the adopted budget. If the Agency Board approves this project, staff will return to the Agency at a subsequent meeting with appropriate budget adjustments.

DISCUSSION and BACKGROUND

In the last several years, the Agency has completed many improvements to East Center and nearby streets. These include streetscape improvements, construction of the new Teen Center/Public Health building, and now construction of commercial buildings on the corner of South and East Center Streets and improvements to Fire Station No. 1. In addition, a few of the businesses along East Center Street have participated in the Agency's façade improvement program, improving the look of their buildings.

Unfortunately, travelers on Highway 273 cannot see all these improvements because their view is blocked by the tall oleanders separating Highway 273 and the rail road. These oleanders were installed in 1979 through an agreement with Caltrans, Southern Pacific Railroad, and the City. The oleanders were appropriate for their time, however, they are now too large and inappropriate for the "new" downtown. It is likely that business owners will be more willing to invest in their buildings if visibility from the highway is improved.

This project will remove all of the oleanders and some of the other plants and replace them with more appropriate planting. New plants will be either taller (trees allowing visibility under the canopy) or lower growing to the ground. Additionally, the irrigation will be replaced and a cobble swale will be installed for both aesthetic impact and to improve the clear area along the highway. A copy of the plan is attached.

In a second item on tonight's agenda, the City Council will be asked to approve the plans and specifications and authorize solicitation of bids. The City anticipates opening bids at 2 PM on Thursday March 12 and ask the City Council to award the bid at their March 17 meeting.

In accordance with the Health and Safety Code, the Agency Board must adopt certain findings, as noted in the attached resolution, before the project may be funded with Agency funds.

ATTACHMENTS

1. Resolution adopting Health and Safety Code findings and related actions.
2. Design plan for landscaping improvements.

RESOLUTION NO. ARA 09-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF ANDERSON ADOPTING FINDINGS REQUIRED OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR SOUTHWEST REDEVELOPMENT PROJECT AREA TAX INCREMENT FUNDING OF THE CITY OF ANDERSON'S LANDSCAPING PROJECT ALONG HIGHWAY 273 BETWEEN NORTH AND SOUTH STREETS

WHEREAS, the Redevelopment Agency of the City of Anderson (the "Agency") is a redevelopment agency, a public body, corporate and politic, duly created, established and authorized to transact business and exercise powers under and pursuant to the provisions of the Community Redevelopment Law of the State of California (the "Law"), including the power to pay from tax increment funds all or part of the construction of any public improvement within a project area that is of primary benefit to the project area; and

WHEREAS, a redevelopment plan (the "Plan") for the redevelopment of an area known and designated as the "Southwest Redevelopment Project Area" (the "Project Area") has been adopted and approved in accordance with the Law; and

WHEREAS, this Governing Board of the Agency (this "Board") intends by this resolution to authorize payment, using Project Area tax increment, of the costs of constructing and inspecting a public improvement within the Project Area, specifically the installation of landscaping along Highway 273 between North and South Streets; and

WHEREAS, the Board desires to make findings in accordance with the Law to fund the Improvement Project using Project Area tax increment; and,

WHEREAS, the Board desires to authorize the Executive Director to solicit bids for construction of this project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of the City of Anderson, as follows:

Section 1. The foregoing recitals are true and correct, and this Board hereby so finds and determines.

Section 2. The Board hereby finds that the Improvement Project is within the Project Area boundaries and is of primary benefit to the Project Area inasmuch as the Improvement Project will correct inadequate public infrastructure and stimulate revitalization and growth in the Project Area.

Section 3. The Board hereby finds that there are no other reasonable means of funding the Improvement Project inasmuch as the City of Anderson's adopted five year Capital Improvement Plan identifies no other reasonable source of funds that could be used to fund the Improvement Project.

Section 4. The Board hereby finds that the payment of Project Area tax increment funds for the development, construction and inspection of the Improvement Project will assist in

eliminating one or more blighting conditions inside the Project Area and that the development, construction and inspection of the Improvement Project is consistent with the legally adopted Implementation Plan inasmuch as the Plan identifies the existing conditions hinder the economic viability of the buildings along East Center Street, contributing to blighting conditions in the Project Area and inasmuch as the Implementation Plan identifies related projects which assist in eliminating these deficiencies.

Section 5. Having made the required findings, the Board hereby authorizes the use of Project Area tax increment funds for the development, construction and inspection of the Improvement Project to be owned, operated and maintained by the City of Anderson.

Section 6. This resolution shall become effective immediately upon its passage.

* * * *

PASSED AND ADOPTED at a regular meeting of the Redevelopment Agency of the City of Anderson held on this 3rd day of February 2009, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

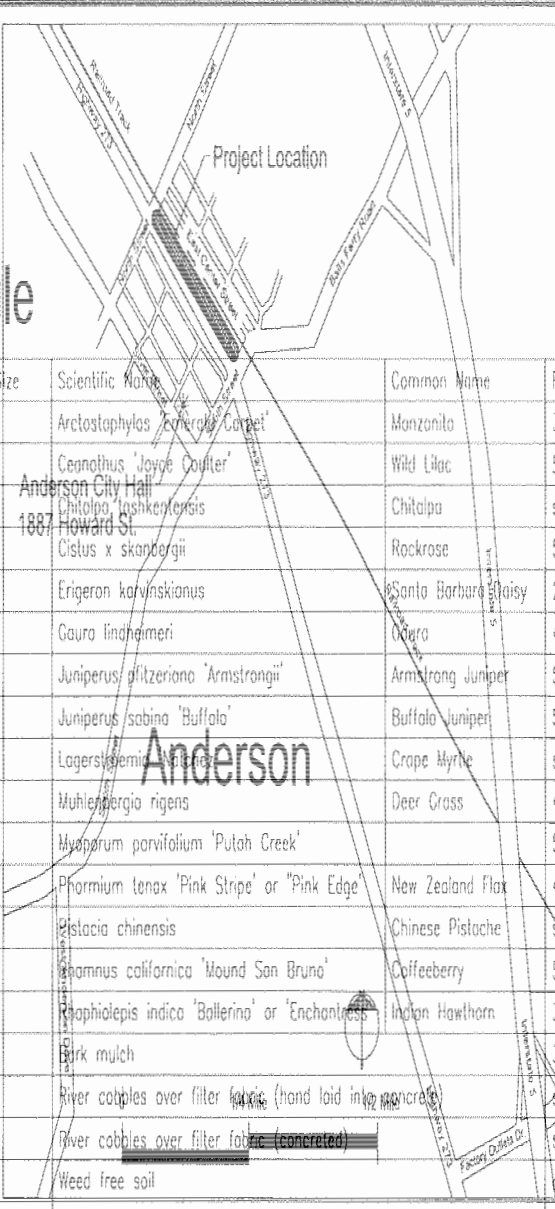
Butch Schaefer, Chairman

ATTEST:

Scott Morgan, Secretary

Plant Schedule

Code Name	Quantity	Planting Size	Scientific Name	Common Name	Remarks
AE	45	1-Gal	Arctostaphylos 'General Carpet'	Manzanita	3' on center
CJ	33	1-Gal	Ceanothus 'Joyce Coulter'	Wild Lilac	5' on center
CT	7	15-Gal	Chitlpa 'Chitlpa'	Chitlpa	standard, double stake
CS	24	1-Gal	Cistus x skanbergii	Rockrose	5' on center
EK	36	1-Gal	Erigeron karwinskianus	Santa Barbara Daisy	2.5' on center
GL	45	1-Gal	Gaura lindheimeri	Osgo	4' on center
JP	43	5-Gal	Juniperus flitzleriana 'Armstrongii'	Armstrong Juniper	5' on center
JS	88	1-Gal	Juniperus sabino 'Buffalo'	Buffalo Juniper	5' on center
LI	9	15-Gal	Lagerströmia 'Mikro'	Crape Myrtle	standard, double stake
MR	84	1-Gal	Muhlenbergia rigens	Deer Grass	4' on center
MP	33	1-Gal	Myoporum parvifolium 'Putah Creek'		5' on center
PT	42	5-Gal	Phormium tenax 'Pink Stripe' or 'Pink Edge'	New Zealand Flax	4' on center
PC	5	15-Gal	Pistacia chinensis	Chinese Pistache	standard, double stake
RC	10	5-Gal	Rhamnus californica 'Mound San Bruno'	Coffeeberry	5' on center
RI	83	5-Gal	Raphiolepis indica 'Ballerina' or 'Enchantress'	Indian Hawthorn	3' on center
	17,530 SF		Bark mulch		3" deep over pre-emergent herbicide
	1,400 SF		River cobbles over filter fabric (hand laid into concrete)		see 2/13
	3,930 SF		River cobbles over filter fabric (concreted)		see 2/13
	3,770 SF		Weed free soil		clear & apply pre-emergent herbicide
	5,000 SF		Soil preparation area		see specifications



General Notes

Michael Lander ASLA
 Michael Lander Architecture
 20270 Lupine Drive Redding, California 96002
 (916) 227-2600

- Not less than 2 working days notice is required prior to starting any excavation near underground utilities. Underground Service Alert (USA) 1-800-227-2600
- Contractor shall install and maintain erosion control measures as required. Best Management Practices shall be installed and maintained throughout the project.
- Contractor shall be responsible to provide for the safety of traffic and the public during construction. Contractor shall provide traffic control as required. Warning and safety devices and practices shall meet the minimum requirements of The Caltrans Standard Specifications Sections 7-1.08, 7-1.09, and 12 and the California Manual on Uniform Traffic Control Devices.
- Contractor shall perform all work within the project limits. All work, materials, and equipment shall be performed, stockpiled, stored, and transported within the project area. Lane closures will be allowed with proper permitting and equipment and with approval of the Project Engineer.



1-28-09

City of Anderson
 1887 Howard Street
 Anderson, CA 96007

Vicinity Map

