

Land Park Community Association
Membership Meeting
DATE:1/20/10
TIME:6:34

IN ATTENDANCE:John Schade, Craig Powell, Scott Rose, Terry Grimes, David O'Toole, Jim Quessenberry, Paula Swayne, Christine Ault, Michael Mock

ITEMS NOT ON THE AGENDA:

Presentation regarding the Setzer property was presented by Kevin Smith from Ranch Capitol.

This began about 3 years ago and is hoped to be completed within 10 years. As of the end of December, the first 7 acres of land had been purchased. It will allow 30 single family homes to an acre. They will create a green space of about 3 acres tying into the schools and bike path. They also allow for easy access to downtown and the freeways.

This is a 4 phase process with the most important part being the next 6 to 12 months in which they are in conversation with the local neighborhoods and the City Council. This project is very conceptual at this point and they are looking for input to make this a positive for everyone. Trees, pedestrian friendly, deep set driveways and other aspects of Land Park are being incorporated into this plan. Twin townhomes (duplex) would be put in this plan. Surrounded by Miller Park, Meer Park, Southside Park and schools, it will serve as a benefit for recreational opportunities for the neighborhood.

Brownstones are also part of the plan, being the highest density product with 4 stories. Each unit will be a halfplex on each floor with light from 3 sides. It will be serviced by elevators. There are also 3 story single family homes.

The greenbelt will follow the railway and is considered a connective green feature with a bike path in which about a 1000 trees will be planted. There will be some commercial areas nearer to Broadway. The toxic cleanup has been completed on the first 7 acres. They plan to install a community center and are hoping to work with the school district to connect to the school property.

They are starting the traffic studies now. They expect most traffic to be drawn to the north end of the property. It has great pedestrian and bike usage potential. They have had initial conversations with the city to start the EIR and have the application in with documentation in mid to late spring for the entire project with the architectural guidelines. They will be more detailed with the phase 1 portion. Some units will be available for the disabled, but not all will be for the disabled. It is a total of 31.7 acres owned by the Setzer family and they have a contract with the Setzers to purchase the balance of the property. Price point for homes is too early to be determined.

Dave Brent from the City Water Utility Department did a presentation about the water meter project. Water meters are the best way to encourage water conservation. It started as a 20 year program, in which we had until 2025 to complete the project.

There were 8000 properties to put meters in which was not funded by anyone (only the homeowners). The city is installing 108,000 meters in total. Since 2005 the city has installed 7500 with \$15.500M. About 3% has been added to our billing to pay for it. We got 22.5M fed stimulus money. The city has been able to put in about 1/3 more meters with the same money due to the economy and hungry contractors. They received 6M in 2008/2009 and in 2010 hope for about about 30M. Federal money will pay for 20,000 meters for this year.

To get federal money, the projects had to be shovel ready, so many phases were moved up. We may be eligible for another 10M due to other states not using their stimulus. Most contractors are local and more contractors were brought in. Buy American is a requirement of the money and the Feds are watching the use of the stimulus money closely. City contractors warrant the work. The law required in January of 2010, anyone with a meter for a year has to be charged by meter rate. You will get a comparative billing for the first year. They are also hoping for state money. Neighborhood was notified as quickly as 6 weeks, but they try to give more notice. Total cost of project is 400-500M. They got hit with about 5M in bad debt due to foreclosures.

Traders Joes is on hold at the moment. Dr. Yee has been very generous in his willingness to help bring Trader Joes to the area.

APPROVAL OF BOARD MEETING MINUTES:

TREASURER'S REPORT:see attached report

COMMITTEE REPORTS AND UPDATES:

COMMERCIAL REVITALIZATION COMMITTEE: Had our first luncheon with a turnout of 15 business owners and 8 board members. Luncheon was at Taylor's Kitchen and was a great success. Merchants were supplied with a handout about what we are trying to achieve on their behalf and look towards more involvement with them. The traffic on Freeport Blvd in front of McClatchy was asked about from the public. Terry responded that there is concern and more enforcement is needed.

COMMUNICATIONS COMMITTEE:

Christine spoke regarding the new design of the LPCA website. We wanted to make this more user friendly to the membership and more efficient for the board. We received 7 proposals with a wide range of services and fees. It was discovered that the board did not have a good sense of what we needed and hope to discuss it at the next retreat at the end of January. Christine has been in contact with the companies to let them know that we are still on track, but delayed.

EVENTS COMMITTEE: April was not here.

LAND USE COMMITTEE: Jon Jensen is ill.

MEMBERSHIP COMMITTEE: See attached report

PARKS COMMITTEE: There was a nice ceremony for the donation of the gazebo swing on December 18th, 2009. LPCA gave \$50 gift certificates to 8 park workers. There are no doggie bag dispensers in Land Park. We will be installing 4-6 stations within the park. We are asking pet shops to sponsor stations and bags. The Parks Committee will be coming to the board for funds to support the stations. Monuments on the stone pillars have no plaques, even though there is a space for plaques. They would like to sponsor plaques for these pillars. Union Camp Days is still on track to occur mid-year and is another possibility for a plaque. WPA Rock Garden restoration is on hold while the city wants \$30,000 to reimburse them for their cost to study the proposed restoration. Craig also discussed the issue of shortage of help during the growing season in Land Park. We would like to establish a Land Park Corp to gather together every Saturday morning to work on projects that need to be done. We would like to brand it with aprons, caps, t-shirts, etc to create a fun atmosphere. Roxanne Miller wants to help Dave O'Toole with the plaques

PUBLIC SAFETY COMMITTEE: see attached report

TRANSPORTATION COMMITTEE:

ADJOURNMENT TIME: 8:43

Respectfully Submitted,



Secretary
Land Park Community Association