

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # *B-1

Urgent

Routine

AGENDA DATE August 11, 2009

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Use Community Development Funds to Establish the Keyes Sidewalk Incentive Program and Related Actions

STAFF RECOMMENDATIONS:

1. Direct County staff to establish the Keyes Sidewalk Incentive Program and all applicable components including guidelines, eligibility and related actions.
2. Approve the use of \$60,000 of the Community Development Funds to establish the Keyes Sidewalk Incentive Program.
3. Direct the Auditor-Controller to increase appropriations in the amount of \$60,000 as detailed in the Budget Journal Form

FISCAL IMPACT:

The total cost associated with the Keyes Sidewalk Incentive Program is a maximum of \$60,000 from the Community Development Fund. These funds will be used as an incentive for Keyes property owners to install sidewalks within the project area defined by the Keyes Improvement Project currently in process and being delivered by the Stanislaus County Redevelopment Agency in partnership with the Department of Public Works. Funds will help offset the cost of the sidewalk encroachment permits required for the associated administration and inspection by the Department of Public Works.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2009-530

On motion of Supervisor Chiesa, Seconded by Supervisor Grover

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Grover, Monteith, and Chairman DeMartini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

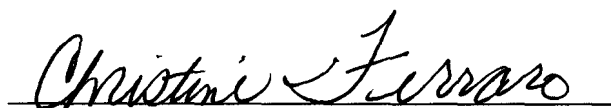
1) X Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

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FISCAL IMPACT: (CONTINUED)

The Community Development Fund was established at \$1.5 million as part of the Final Budget during Fiscal Year 2007-2008. To date, two projects have been awarded funding from this source, the North Martin Luther King Jr. Drive Sidewalk Project (\$64,120) and the Countywide Growth Management Strategy (\$100,000). The current uncommitted balance in the Community Development Fund is \$1,335,880. If the Keyes Sidewalk Incentive Program is approved, the uncommitted balance would be \$1,275,880.

DISCUSSION:

Keyes Improvement Project

On November 4, 2008, the Stanislaus County Redevelopment Agency awarded the construction contract for the Keyes Improvement Project - Phase 2 to George Reed, Inc. of Modesto. Total costs associated with the delivery of this project were estimated at \$18.2 million. Phase 1 of the project, completed in the summer of 2007, included the construction and installation of a Continuous Deflector Separator (CDS) Storm Water Treatment Unit (SWTU), in accordance with the California Environmental Protection Agency, State Water Resources Control Board (SWRCB). Phase 2 of the construction project consists of the installation of about six miles of underground storm drain pipe collection system, new streets with curb, gutter and inlets for those six miles, a five-pump lift station with its own back-up generator, increase of the existing Bonita Ranch basin capacity and the upgrade of the existing pumping lift station to the discharge point into the Turlock Irrigation District (TID) lateral canal 2 ½ and related improvements to Hatch Park. The construction time was estimated to take eighteen to twenty four months, depending on the rain fall during the winters. The ongoing maintenance costs associated with the infrastructure improvements will be provided through County Service Area No. 26, formed on April 15, 2008 through a ballot procedure approved by Keyes property owners. A groundbreaking ceremony was held on February 7, 2009 with construction commencing shortly thereafter. The construction project is currently on schedule and updates on the status have been provided to the community via the monthly Keyes Municipal Advisory Council meetings, a quarterly newsletter, the project website located at www.keyesimprovement.com and the toll free number (877.464.4350).

Keyes Sidewalk Incentive Program

The Keyes Improvement Project does not include the installation of sidewalks within the project area defined as generally bounded by State Route 99 to the west; Anna Street to the north, the Bonita Ranch Subdivision to the east; and Nunes Road to the south. In meetings with the public over the past year to discuss the construction project, the community indicated a desire to take advantage of an opportunity to make whole the project by developing a program that would act as an incentive to property owners to install sidewalks to complement the provided infrastructure improvements. Stanislaus County in the past has developed sidewalk installation programs in similar improvement projects (e.g., Salida and South Modesto). In the case of Salida, the project

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budget was able to absorb the cost of waiving the sidewalk construction permit fee and in South Modesto, a Federal Safe Route to School grant was accessed to install the sidewalks. The Chief Executive Office has worked with staff from the Redevelopment Agency and the Department of Public Works to explore available options. The use of Community Development Funds to establish a sidewalk incentive program appears to be the most feasible alternative. This concept was shared with Supervisor Vito Chiesa who indicated general support for the program to complete the Keyes project. The proposed program is consistent with the Community Development Fund goal of providing funding for "one-time projects or programs benefiting the unincorporated area that demonstrates strong local support and commitment and a general public benefit."

The Keyes Sidewalk Incentive Program would be available for property owners interested in installing sidewalks to complement the Keyes Improvement Project. The Keyes Sidewalk Incentive Program would provide funding to cover the cost of sidewalk encroachment permits necessary to install sidewalks throughout the project area. The current construction permit fee for sidewalks, charged by the Department of Public Works, through the recently revised fee schedule, is \$120 for each 250 lineal feet. There are approximately 1,385 parcels in the Keyes Improvement Project area. Of these, slightly over 1,000 parcels are in the older part of Keyes or the general area in need of sidewalk improvements.

As a first-come first serve incentive program, each permit fee funded by this program will result in approximately \$500-\$1,000 of sidewalk improvements that would be the responsibility of interested property owners. Full reimbursement for the construction permit will not occur until after the final inspection (to ensure to County standards) of the completed work has occurred. Once approved funds for the Keyes Sidewalk Incentive Program are fully expended, staff will determine the areas still in need of improvements and explore other sources to identify funding, if feasible. It is anticipated that the \$60,000 program budget would provide an incentive to at least 500 properties. This program is expected to result in improved pedestrian access throughout the town of Keyes and specifically along routes to the local schools, parks and businesses.

If approved, information regarding the Keyes Sidewalk Incentive Program will be made available through communication channels already in place for the Keyes Improvement Project (toll free phone number, newsletter and website). Furthermore, County staff will provide information through the regular meetings of the Keyes Municipal Advisory Council, Keyes Unified School District, Keyes Community Services District and Keyes Fire Protection District. The Keyes Sidewalk Incentive Program is expected to be available until the program funding is exhausted or for at least one-year after the construction project is complete. Future community infrastructure projects conducted by the County will look to include the cost of a sidewalk incentive program at planning inception.

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POLICY ISSUE:

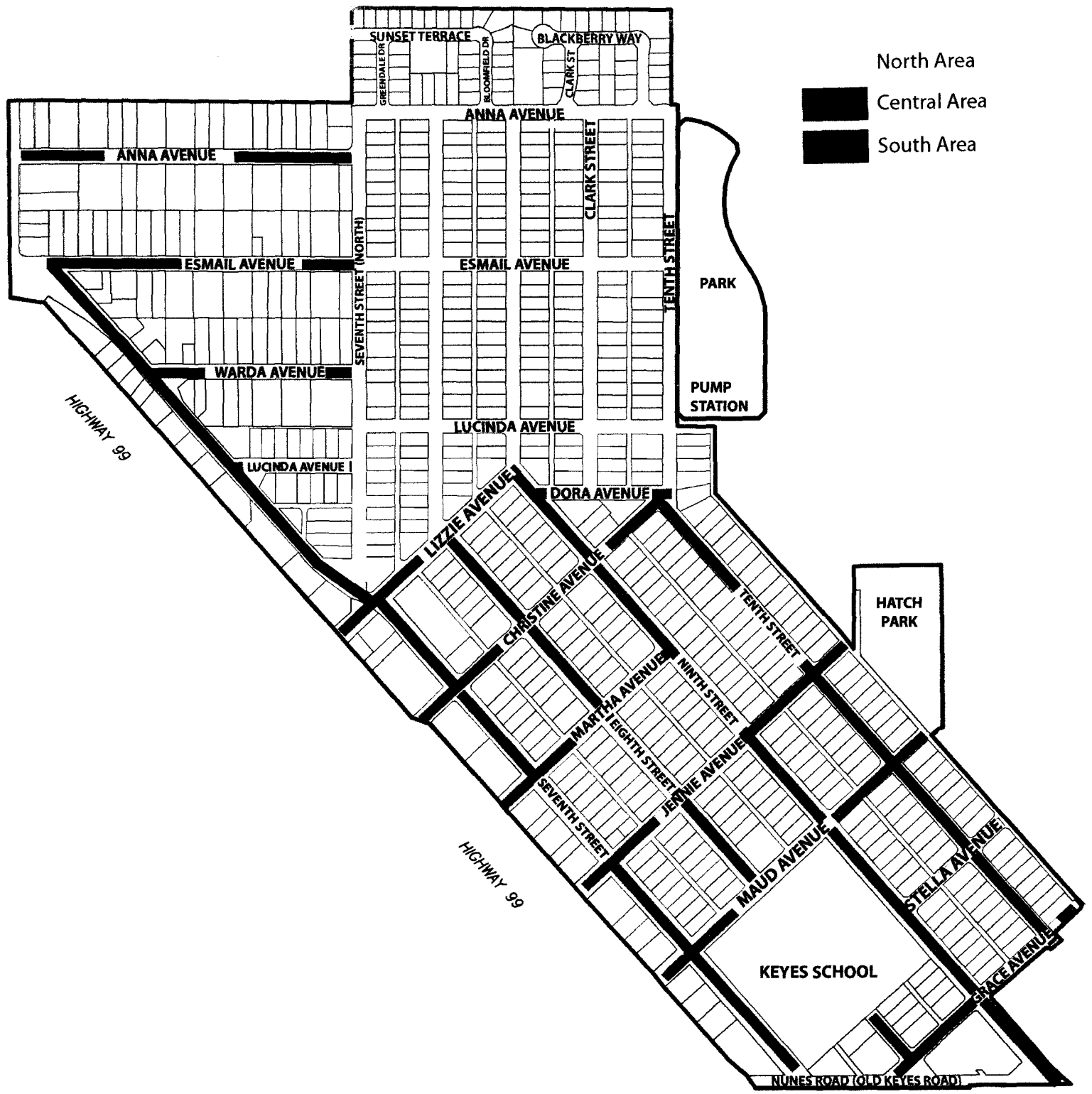
The Board of Supervisors is asked to determine if the recommended actions are consistent with its priorities of striving for a well-planned infrastructure system.

STAFFING IMPACT:

Community Development Funds will be used as part of the Keyes Sidewalk Incentive Program to cover the cost of the associated construction permits for sidewalk street improvements. The Department of Public Works is charged with developing and overseeing this program in coordination with the Stanislaus County Redevelopment Agency and Chief Executive Office.

KEYES IMPROVEMENT PROJECT

LIMITS OF PROJECT



North Area



Central Area



South Area

