



**Uptown Whittier Improvement Association**  
**Sidewalk Operations Committee**  
**GM Properties, 13305 Penn Street, Suite 200, Whittier, CA 90602**  
**Wednesday, February 27, 2019, 10:00 a.m. Meeting Minutes**

**Present:** Stephen Ortiz, Ronald Jeffery, Don Lomont, Conal McNamara, Steven Rodriguez, Milt Pate, Melinda Pina, Michael Contreras

**Absent:** Mina De La Cerda/Gabriella De La Cerda-Lim, Jeff Langan, Mark St. Julien

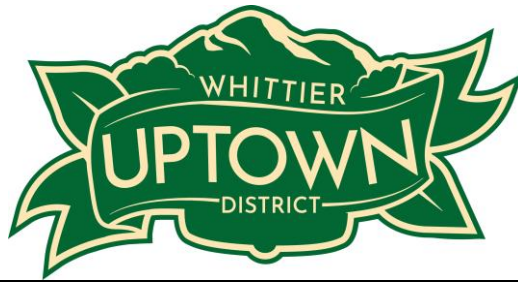
**Guests:** Josué Alvarado, Ben Greer

**Consultant:** Brent Haskell and Stephanie Shamp – GM Properties, Tyson Smith – Coastal

**MINUTES:**

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Introductions</b>	Stephen Ortiz called the meeting to order at 10:04 a.m.	<b>1. No Action Taken</b>
<b>2. Introduction of guests, announcements</b>		<b>2. No Action Taken</b>
<b>3. Public Comment</b>	Josué Alvarado took the floor to announce the city finally decided on the Uptown Whittier Streetscape plan. The decision is to cut down several of the ficus trees around Philadelphia and Greenleaf. The option is 3A with the city cost of \$2.9 million. The public packet, Uptown Strategy, begins on page 29. There are 53 trees and 22 are to remain with 14 ficus trees and 31 new trees. The city wants feedback on the tree pallet and wants UWIA's input. Council has decided to move forward within 60 days final plan on	<b>3. Stephen Ortiz will follow up with an email to Conal McNamara, and copy Ben Greer, on the information session on the Public Works project.</b>

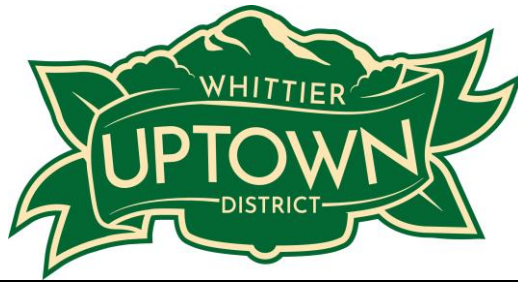
UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



	<p>the tree pallet with Public Works starting the process. Once the decision has been made the ship has sailed. Josué encouraged UWIA to get their hands dirty and get their questions answered by Conal and decide as soon as possible. The city is going to approach other interested parties. Melinda stated the last work is the parking vote with three options put before council. The RFP will be to pick a parking vendor. With UWIA &amp; UWA present on local organizations given an opportunity to come up with a plan and be taken into consideration. It is also noted the council members that represent UWIA's district were given the option to decline 1<sup>st</sup> dibs. Henry Bouchot &amp; Cathy Warner both voted to decline. UWIA did received the support from Fernando Dutra, Joe Vinatieri, and Josué Alvarado and it is appreciated. Melinda questioned this as UWIA is Henry Bouchot's district, with UWIA making him look good, he has said "His spidey senses are not in agreement". Stephen asked Melinda if she reached out to Henry. Melinda stated not on this subject. Don Lomont stated UWIA needs to provide a viable proposal. Stephen Ortiz questioned who is on the Task Force. The reply was Frank Rinaldi, Ron Jeffery, Don Lomont, Ben Greer, and Ralph Gramajo an outside valet vendor. They are putting together a more comprehensive plan. In looking at the four unsuccessful plans, simple software setup, it's more than valet parking. With the constant no place to park issue. Lots of available parking managed in a different</p>	
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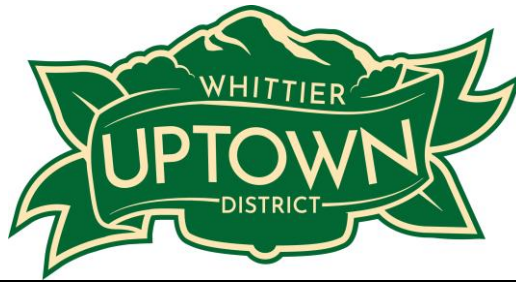
	<p>way. Stephen questioned sub-committee presentation. Don said they are figuring what plan will work. Stephen asked if the sub-committee/task force is to present to the committee. Frank Rinaldi will be presented but he doesn't hold regular meetings so ultimately the Executive Committee and the Board will be presented to by the Land Use Committee. Conal McNamara stated parking plans out this week with April notice of inviting bids with 350 parking spaces. The fire department issues took time to resolve. Don Lomont asked if there were general design changes or corrections. Conal stated the entry /exit was fixed, lighting, and payment will be incorporated. Don Lomont asked how can UWIA be able to get involved. Conal stated in Plan Check. Don asked online. Conal replied, no. Don asked security. Conal replied, yes. Conal stated there are no plans to change further lighting in uptown. It is optional to present to the council and he will talk to Dave S. Stephen Ortiz will work with Conal. It's a public works project. Stephen will follow up in an email. Ben Greer asked to be copied on the email. Josué Alvarado reminded all in public showing and information sessions there are no decisions behind closed doors.</p>	
<p><b>4. Approval of January 11, 2019 Minutes</b></p>		<p><b>4. Stephen Ortiz motioned to approve the January 11, 2019 minutes. Ron Jeffery 2<sup>nd</sup>. All in favor. None opposed. Motion passed.</b></p>



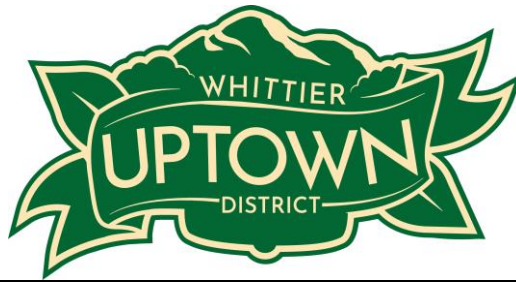
<p><b>5. Discussion of Sidewalk Operations Meetings time – Stephen Ortiz</b></p>	<p>Stephen Ortiz stated his work hours are east coast time so the pm works better for him. He opened the floor for comment. Melinda said her work loses money if she was to have pm meetings, she prefers mornings. Don said he feels the same. Am works better. Milt Pate and Ron Jeffery said they are good either way.</p>	<p><b>5. Stephen stated the meetings will remain as is for now, but last-minute changes may be made.</b></p>
<p><b>6. District Lighting Update to Sidewalk Operations Committee – Conal McNamara</b></p>		<p><b>6. Tabled for the next scheduled meeting.</b></p>
<p><b>7. Review &amp; Comments on Coastal Landscape Services – Stephen Ortiz</b></p>	<p>Stephen Ortiz stated he was very pleased and thanked Tyson Smith for his services with Coastal. Stephen did a brief on his services and questioned Melinda Pina if the business owner’s letter has gone out? Melinda stated the letter was done and referred to Brent Haskell for status. Brent stated he has not sent Melinda back the final draft for review and he would like to get it out next week. Tyson Smith went on to say he would like to focus on the most problematic area. He recommends more power washing on Greenleaf, such as every two months, and less on the side street areas to maintain Greenleaf. Stephen believes it is the public’s best value though in all fairness all areas need the same service. Tyson Smith stated there is no change request in the trash pickup. Just the power washing. Don Lomont asked Tyson if there is a difference in the pressure washing. Tyson replied the second time around is going a lot quicker than the first time and the map of work</p>	<p><b>7. Brent Haskell to send Melinda Pina the final draft on the owner’s letter for review.</b></p> <p><b>Stephen Ortiz to work with Tyson Smith on a pressure washing schedule after the first round of work is completed from the initial service then send it to Don Lomont for website posting.</b></p>



	<p>completed shows this. Don stated commendable work and understands the ficus trees are the main impact. Don asked any price change? Tyson stated, no. Don requested Tyson to provide a table / schedule which street and when the pressure washing is being done for the website and future posting. Stephen Ortiz stated it has already been developed and looked at by a block at a time. Ron Jeffery asked for a regular schedule since the initial work has been completed. Stephen Ortiz will work with Tyson as the data already exists. Don Lomont stated UWIA has a content manager that will handle that, he just needs a schedule. Tyson Smith stated he would like to hold off until this first round of work is done. Melinda Pina stated UWIA needs to find out what the UWA uses their \$10,000.00 budgeted amount for street cleaning on to see if there is duplication. Stephen Ortiz stated the legitimacy is to the district, city, UWA &amp; UWIA. Don Lomont stated that is part of the reason to get the schedule. Melinda Pina stated we answer to the owners and accountability is needed. Stephen Ortiz stated the website will show who does what so those who UWIA collaborates with will see as well. Stephen Ortiz moved on to graffiti removal. Don Lomont stated the city should be doing it. Tyson stated it is easier with the phone application for his guys. The removal is usually within two days. Anything big his guys contact the city. Small items they do on pressure washing. Non-pressure washing contact the city. Tyson went on to say that his</p>	
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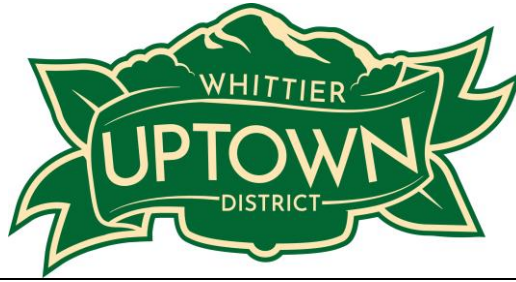


	<p>schedule does not interfere with the city work on landscape. Don Lomont stated he does not want duplication of the same work. Tyson Smith then stated once removed, the graffiti barely comes back and if it stays more comes.</p>	
<p><b>8. Ambassador Program by Aleco Security – Stephen Ortiz</b></p>	<p>Stephen Ortiz stated Carlos Lopez is not available any questions ask Stephen and he will discuss with Carlos. Melinda Pina stated Carlos Lopez is out but any questions he can do a conference call thru her. There were no questions. Stephen stated the ambassadors work three days, not four days. Stephen will send an email on the Task Force. Melinda Pina stated she would like open communication with Whittier Police Department. She wants feedback on this and data call areas on better decisions how UWIA can use the ambassadors with a feel-good assist on situations. Thursday, Friday, and Saturday are out. If the days need to change Stephen will connect with the police department but hard to see without a trend. Steven Rodriguez questioned the vest request by Aleco. Melinda Pina agreed. Don Lomont believes the contract needs to be looked at in order to answer this request. Brent Haskell to send Stephen Ortiz a copy of the Aleco contract. Steven Rodriguez stated this gets into a grey area of who is responsible for what, it also sets a precedence, and where does it stop from there i.e. tires, bikes, storage.</p>	<p><b>8. Brent Haskell to send Stephen Ortiz the Aleco contract.</b></p>
<p><b>9. Discussion of authority Given to Sidewalk Operations</b></p>		<p><b>9. Tabled for the next scheduled meeting.</b></p>



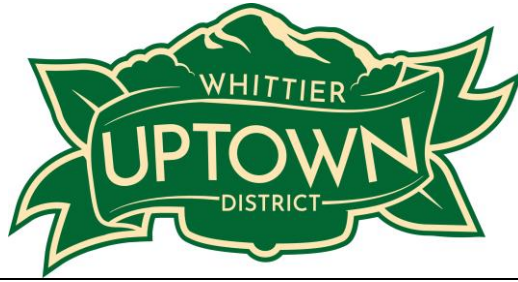
<p>to manage vendors – Mark St. Julien</p>		
<p><b>10. 2019 Top 5 Initiative – Stephen Ortiz</b></p>	<p>Stephen Ortiz provided a 2019 priorities / strategic initiative lists for the committee’s review. He stated the colors do not indicate priority. He would like each individual indicated to decide how to handle each assigned item and bring it back to the Committee. The consultant study/survey is open to the public. Josue commented in looking at changes he recommends to wait as he believes the current schedule works. He believes the Committee can ask Conal McNamara on the street scape area. He also stated there are no more city funds for anything further on the alley. Don Lomont’s first initiative is to work on is the trees. Milt Pate stated the city has three properties and one light is very poor. Stephen stated, per Conal, there are no more lighting funds. Ron Jeffery stated UWIA cannot tell owners to install lighting and Stephen Ortiz stated UWIA can only highly recommend. Don Lomont stated UWIA should have a plan. Projects needed to move forward with income coming in no harm in getting a plan together. Planning doesn’t hurt to be ready. Stephen Ortiz stated the Sidewalk Committee will focus on the projects with little expenses.</p>	<p><b>10. The Sidewalk Committee will focus on projects with little expenses.</b></p>
<p><b>11. Other Sidewalk Operations Projects – Stephen Ortiz.</b></p>	<p>Michael Contreras discussed that he is a resident starting a neighborhood lighting project that will align a plan the public wants. In experience he sees owners want clean streets, remove graffiti, clean out</p>	<p><b>11. Stephen Ortiz to get with Frank Rinaldi on the sidewalk stains letter that Frank is to develop.</b></p>





	<p>areas through environmental design and not conducive to crime. He presented at the city and was able to assist in getting a Stop sign installed at Washington. He continued on to say they are protecting visitors, that we are attracting, with low and no cost plans. If there is a cost than plan and focus on a 5, 10, 20-year plan. With a target plan on the 2028 Olympics. Melinda Pina stated she agrees UWIA is trying to work on revenue streams and work with the city. Josué Alvarado stated no alleys being worked on. What is already working on is on the pallet. Only if interested work on it now. Josué added that he is very disappointed since this is the first-time hearing about this when they have been working on this project for two years. The city never pays for alley lighting. The owners pay and amortize it. Not the initial cost and maintenance. Don stated he did not realize it was dropped by the city. The city is not doing lighting for the owners so UWIA will not do for the businesses.</p> <p>Stephen Ortiz stated he will get with Frank Rinaldi on the sidewalk stains. Frank was going to develop a letter on stains left on sidewalks due to dragging of the trash. Stephen inquired with Don on locked trash cans. Don replied it is a personal issue with tenants and fellow owners doing their part in obtaining locked bins. Don admitted his property is one of the culprits and time will tell at some point if the locking bins are working with no improvement possibly looking into fining. Stephen stated he has the same issue with</p>	<p><b>Josué Alvarado to work directly with Athens Services on assisting the business alley trash cans but Josué needs to get addresses and owner authorizations prior to and both he and Jeff Collier to be copied in the email.</b></p>
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	<p>his tenant’s trash in the parking lot and is staying on top of it. Don stated everyone has to work together and Athens Services have declined since they took over from the city. Milt Pate stated he sees the issue in all businesses in his alley. Josué stated he needs addresses and owner authorizations in order to have authority to assist in correcting the problem. Further discussion on an email to go out with Josué and Jeff Collier to be copied on and Josué will work directly with Athens Services.</p>	
<b>12. Other Committee Items.</b>		<b>12. No Action Taken</b>
<b>13. Next SOBO Meeting</b>	The next regularly scheduled meeting will be Friday, March 15, 2019, at 10:00 a.m.	<b>13. No Action Taken</b>
<b>14. Adjournment</b>	The meeting was adjourned at 11:31 a.m.	<b>14. No Action Taken</b>

**Minutes taken by Brent Haskell and Stephanie Shamp with GM Properties.**