

CITY COUNCIL MEETING  
OCTOBER 17, 1984

CC6 P9280  
~~CC6 P9280~~  
USE OF OLD MAIN  
STREET FIRE  
HOUSE GRANTED

Council was apprised that Mr. Harry Miller, representing Alcoholics Anonymous, has expressed an interest in developing the old Main Street Firehouse into a drop-in center for "People in need".

Mr. Miller is willing to pay rent of \$100.00 per month after a month of operating the facility. It is Mr. Miller's initial plan to remodel only the bottom floor of the firehouse at this time and seal off the second floor.

Following discussion, with questions being directed to Staff, Council, on motion of Mayor Pro Tempore Hinchman, Olson second, approved Alcoholics Anonymous developing the old Main Street Firehouse into a drop-in center for "People in need" at a monthly rental of \$100.00 per month, which rental fee will commence after the first month of operating the facility.

M E M O R A N D U M

TO: MR. GLAVES, CITY MANAGER  
FROM: CHARLENE J. LANGE  
DATE: OCTOBER 11, 1984  
SUBJ: CITY'S OLD MAIN STREET FIREHOUSE

RECEIVED  
OCT 11 11 PM 1-26  
ALICE H. DEWANE  
CITY CLERK

**HUTCHINS  
STREET  
SQUARE**

Dennis Bennett  
Chairman

Cheta Lange  
Vice Chairman

Joanne Hoffman  
Secretary

Shen Mallory  
Treasurer

Stewart Adams  
Ken Boyd  
Bruce Burlington  
Frank Johnson  
Norman King  
Ben Schaffer  
Marty Weybret

Robert Rinn  
Director Emeritus

Lindsay Marshall  
Legal Counsel

Robert Kidd, CPA  
Financial Counsel

Charlene Lange  
City of Lodi Liaison

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Mr. Miller has some monies for remodeling plus donations from a variety of skilled trade volunteers. His ability to motivate and follow through on a rehabilitation project has been shown with the successful clean-up efforts of the Maple Square firehouse on Lodi Avenue.

The center would be staffed by volunteers seven days a week from approximately 10 a.m. to 10 p.m. This would not be an educational facility like Maple Square, but considered a "place to go", to keep people off the streets and out of the bars.

He is willing to pay rent of \$100 per month after a month of operating the facility. It is Mr. Miller's initial plan to remodel only the bottom floor of the firehouse at this time and seal off the second floor, until the need arises to use the total facility. He would obtain all the necessary permits and work closely with the building inspection department during this rehabilitation project. I have indicated to Mr. Miller that we would be interested in signing at least a two year contract; longer if so advised by your office.

Mr. Miller is looking for a go-ahead by the City; his money is in hand and volunteers lined up to start work immediately. An early response would be desirable.

*Charlene Lange*  
Charlene J. Lange  
Community Relations Assistant

cc: Roger Houston  
Jack Ronsko  
Harry Miller

CJL/td

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor  
DAVID M. HINCHMAN  
Mayor Pro Tempore  
EVELYN M. OLSON  
JAMES W. PINKERTON, Jr.  
FRED M. REID

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
POST OFFICE BOX 320  
LODI, CALIFORNIA 95241  
(209) 334-5634

HENRY A. GLAVES, Jr.  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

October 23, 1984

Alcoholics Anonymous of Lodi  
c/o Mr. Harry Miller  
30 North Main Street  
Lodi, California 95240

Gentlemen:

Your request on behalf of Alcoholics Anonymous of Lodi (hereinafter Lessee) for use of the old Main Street Firehouse first floor for developing it into a drop-in center for "people in need" was submitted to the Lodi City Council on October 17, 1984. You are advised that Lessee's request was accepted as subject to all of the conditions set forth in this Letter Agreement, and subject to the conditions as set forth in the Community Relations Assistant's letter to the City Manager, attached hereto as Exhibit A and incorporated herein by reference, and as subject to obtaining work permits and correcting deficiencies as outlined in the Chief Building Inspector's August 23, 1984 Memorandum listing areas of concern, attached hereto as Exhibit B and incorporated herein by reference. Please sign and return an original and one copy of this letter which will constitute your acceptance of said conditions as set forth.

1. City of Lodi (hereinafter Lessor) agrees that Lessee may use the first floor of the premises commonly known as the "Old Main Street Firehouse" owned by Lessor and located at 114 North Main Street, Lodi, California, to carry on the drop-in center program supervised by Lessee.
2. The use of said property shall be on a month-to-month basis for a minimum two year contract ending October 23, 1986, and may be terminated by either party upon thirty days' written notice.
3. Lessee agrees to pay Lessor a monthly rental of \$100.00 per month beginning January 1, 1985 for the term of this Agreement. The effective date of this contract is October 24, 1984 and Lessor may commence remodeling as herein agreed to at said time.
4. The costs of all utilities shall be paid by Lessee.
5. Lessee accepts said premises in its "as is" condition.

Letter Agreement  
Alcoholics Anonymous of Lodi  
October 23, 1984  
Page Two

6. Lessee agrees during its occupancy of said premises to maintain in full force during the term hereof a policy of public liability insurance under which Lessee is named as insured, and containing an Additional Named Insured Endorsement naming Lessor as an additional insured, and under which the insurer agrees to indemnify and hold the Lessee and Lessor harmless from, and against all costs, expenses, and liability arising out of, or based upon, any and all property damage, or damages for personal injuries, including death, sustained in accidents occurring in or about the demised premises; where such accident, damage, or injury, including death, results, or is claimed to have resulted, from any act or omission on the part of Lessee, or Lessee's agents or employees. The minimum limits of such insurance shall be \$500,000.00/\$1,000,000.00. In addition to the Additional Named Insured Endorsement on Lessee's policy of insurance, said insurance policy shall be endorsed to include the following language:

"Such insurance as is afforded by the endorsement for the Additional Insureds shall apply as primary insurance. Any other insurance maintained by the City of Lodi or its officers and employees shall be excess only and not contributing with the coinsurance afforded by this endorsement."

A duplicate or certificate of said public liability and property damage insurance containing the above-stated required endorsements shall be delivered to Lessor within ten (10) days after the issuance and each renewal of said policy. This paragraph and all other provisions of this Lease, shall apply and be construed as applying to any subtenant of Lessee.

Very truly yours,



RONALD M. STEIN  
CITY ATTORNEY

THE FOREGOING LETTER AGREEMENT FOR USE OF THE MAIN STREET FIRE HOUSE FIRST FLOOR IS ACCEPTED:

ALCOHOLIC ANONYMOUS OF LODI

CITY OF LODI, a municipal corporation

By \_\_\_\_\_  
                    Title

By \_\_\_\_\_  
Henry A. Graves  
City Manager

Date \_\_\_\_\_ 19 \_\_\_\_

Date \_\_\_\_\_ 19 \_\_\_\_

Attest:

\_\_\_\_\_  
Alice M. Reimche  
City Clerk

MEMORANDUM

TO: MR. GLAVES, CITY MANAGER  
FROM: CHARLENE J. LANGE  
DATE: OCTOBER 11, 1984  
SUBJ: CITY'S OLD MAIN STREET FIREHOUSE

RECEIVED

1984 OCT 11 PM 1:20

ALICE H. PRINCHIE  
CITY CLERK  
CITY OF LODI

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STREET  
SQUARE

Dennis Bennett  
Chairman

Oneta Lange  
Vice-Chairman

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The center would be staffed by volunteers seven days a week from approximately 10 a.m. to 10 p.m. This would not be an educational facility like Maple Square, but considered a "place to go", to keep people off the streets and out of the bars.

He is willing to pay rent of \$100 per month after a month of operating the facility. It is Mr. Miller's initial plan to remodel only the bottom floor of the firehouse at this time and seal off the second floor, until the need arises to use the total facility. He would obtain all the necessary permits and work closely with the building inspection department during this rehabilitation project. I have indicated to Mr. Miller that we would be interested in signing at least a two year contract; longer if so advised by your office.

Mr. Miller is looking for a go-ahead by the City; his money is in hand and volunteers lined up to start work immediately. An early response would be desirable.

*Charlene Lange*  
Charlene J. Lange  
Community Relations Assistant

cc: Roger Houston  
Jack Ronsko  
Harry Miller

EXHIBIT "A"

MEMORANDUM, City of Lodi, Community Development Department

TO: Jack L. Ronsko, Public Works Director  
FROM: Roger G. Houston, Chief Building Inspector  
DATE: August 23, 1984  
SUBJECT: City's Old Main Street Firehouse

On August 16, 1984, an inspection was conducted at the Main Street Firehouse. The following are either code violations or areas of concern.

A. EXITING

1. Steps at west entrance have a 1-inch differential in rise. The maximum differential allowed is 3/8 inch.
2. Steps from central raised floor area to old engine garage are 9 to 9-1/2 inches high. The maximum height allowed is 7-1/2 inches.
3. Rear doors must be repaired and new hardware installed.
4. Provide a 5-foot long by 3-foot wide landing at rear doors. Landing must not be more than 1/2 inch lower than the interior floor.
5. A second stair must be added to the second story. New stair should be located as far away from the existing stair as possible.
6. Usable space under stair must be protected with 5/8 inch Type "X" sheetrock.
7. Handrails on stair must be provided on both sides and must extend 6 inches above and below the steps. Handrails must be returned to the wall at upper and lower ends.

B. ELECTRICAL

1. All unused electrical wiring and equipment should be removed.
2. All electrical fixtures should be checked and repaired where necessary.
3. All exposed romex and knob and tube wiring should be replaced with conduit or flex.
4. Floodlight on the roof at the west side of the building should be removed or rewired.

C. GENERAL

1. Roll-up doors should be removed or secured so that no motor vehicle can enter the building.

EXHIBIT "B"

August 23, 1984

C. GENERAL (continued)

2. Floor at first story bathroom is deteriorated. Should be checked for dryrot and termites.
3. Window frames are deteriorated, inoperable and some glass is broken.
4. Remove fan in window of kitchen and replace window.
5. The openings in the floor at the drop pole and hose tower should be closed with permanent flooring.
6. Building has no heating or air conditioning system.
7. Stucco needs repair on east side of building where pole was removed.
8. Roof appears to be leaking and should be checked for possible reroof.
9. Rainwater downspouts need repair or are missing.
10. Building is unreinforced masonry design and has poor resistance to earthquake.

RGH:dsg

cc: CLange  
RWiech

CITY COUNCIL

JOHN R (Randy) SNIDER, Mayor  
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Mayor Pro Tempore  
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City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

October 23, 1984

Lodi Drop In Center  
c/o Mr. Harry Miller  
1241 South Church Street  
Lodi, California 95240

Gentlemen:

Your request on behalf of Lodi Drop In Center (hereinafter Lessee) for use of the old Main Street Firehouse first floor for developing it into a drop-in center for "people in need" was submitted to the Lodi City Council on October 17, 1984. You are advised that Lessee's request was accepted as subject to all of the conditions set forth in this Letter Agreement, and subject to the conditions as set forth in the Community Relations Assistant's letter to the City Manager, attached hereto as Exhibit A and incorporated herein by reference, and as subject to obtaining work permits and correcting deficiencies as outlined in the Chief Building Inspector's August 23, 1984 Memorandum listing areas of concern, attached hereto as Exhibit B and incorporated herein by reference. Please sign and return an original and one copy of this letter which will constitute your acceptance of said conditions as set forth.

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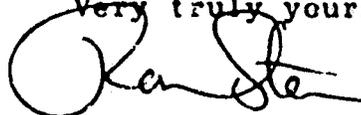
Letter Agreement  
Lodi Drop In Center  
October 23, 1984  
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CITY ATTORNEY

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LODI DROP IN CENTER

CITY OF LODI, a municipal corporation

By Arroyo Miller  
Title

By Henry A. Graves  
Henry A. Graves  
City Manager

Date 12-11-1984

Date 12/11 1984

Attest:

Alice M. Reimche  
Alice M. Reimche  
City Clerk



# HUTCHINS STREET SQUARE

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Chairman

Oneta Lange  
Vice-Chairman

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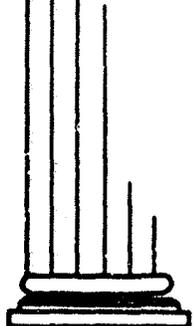
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Community Relations Assistant

cc: Roger Houston  
Jack Ronsko  
Harry Miller

CJL/td

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