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CITY COUNCIL MEETING

NOVEMBER 3, 1982

PUBLIC HEARINGS Notice thereof having been published and an affidavit of publication being on file in the office of the City Clerk.
CONSIDERATION OF Mayor Reid called for the continued Public Hearing regarding
DECLARATION OF the L.U.S.D. Declaration of Impaction dated September 7, 1982.
IMPACTION DATED
9/7/82 BY LUSD

The matter was introduced by City Manager Graves. Councilman Pinkerton suggested that Mayor Reid and Council Member Snider could have a conflict of interest inasmuch as their wives are teachers for the Lodi Unified School District. Both Mayor Reid and Council Member Snider stepped down from their Council seats thereby abstaining from the discussion and voting on this matter. Mayor Pro Tempore Murphy chaired this portion of the meeting.

Councilman Pinkerton then asked City Attorney Stein to give a report of Proposition 1 and the impact of its recent passage.

Following Mr. Stein's report, the hearing was opened to the floor. Speaking on behalf of the Lodi Unified School District was Facility Planner, Mary Joan Starr.

Ms. Starr asked that the "bedroom tax" be continued for 1982-83 and gave an overview of the 1982-83 Declaration of Impaction Report. Ms. Starr further requested that the fee be raised to \$260.00 per bedroom on residential units.

Also addressing the Council on the matter was John Vatsula, President of the Board of Education.

A very lengthy discussion followed with questions being directed to Ms. Starr, Mr. Vatsula, and to Staff.

Ms. Starr and Mr. Vatsula attempted to point out that it would be a couple of years until the benefits of Proposition 1 would have any affect on the problem of Impaction.

Additional discussion followed.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

Councilman Pinkerton indicated that it is his belief that those persons who will be paying bedroom tax really are being discriminated against.

Following additional discussion with questions being directed to Staff and to the City Attorney, Council, on motion of Councilman Pinkerton determined that the School District had not used "reasonable methods for mitigating conditions of overcrowding" i.e. the use of available bond or state loan revenues to the extent authorized by law as set forth in City of Lodi Ordinance No. 1129 and therefore determined not to collect the bedroom tax effective this date. The motion was seconded by Mayor Pro Tempore Murphy and carried by the following

vote:

Ayes: Council Members - Pinkerton and Murphy

Noes: Council Members - Olson

Abstain: Council Members - Snider and Reid

Absent: Council Members - None

Following this action, the City Attorney was directed to check with the Fair Political Practices Commission to ascertain if in fact there is a Conflict of Interest by Council Members whose spouses are employed by the Lodi Unified School District.



lodi unified school district

FACILITIES and PLANNING, 818 W. LOCKEFORD ST., LODI, CA. 95240 (209) 369-7411 - 466-0363

FACILITY PROJECT UPDATE #2

Prepared for Board Presentation
October 19, 1982

This is the second update on Facility Projects in the District prepared by the Facilities and Planning Office for the information of the Board and interested parties.

LEROY F. GREENE LEASE-PURCHASE PROGRAM

There is significant activity in this area; HOWEVER, construction funding of all but the first phase of the Stonewood project is contingent upon State budget appropriations in July, 1983 (or later) UNLESS PROPOSITION 1 IS PASSED BY THE VOTERS ON NOVEMBER 2ND.

STONEWOOD ELEMENTARY SCHOOL - Estimated total project cost approved to date by State Allocation Board \$4,154,937. District and State hold Title to the land and the Allocation Board has approved an appropriation in the amount of \$1,014,395 for construction of site work and eight portable classrooms and a toilet unit. Bids opened October 19 with Board approval of contracts anticipated November 2nd. Work to begin after contract documents signed - probably December. The weather will be an important factor here as little site work can be completed if it is raining. The relocatable buildings will be factory-built and located on-site. If all goes tip-top we can expect completion in May; therefore, it is most realistic to anticipate occupation of the buildings in September.

District review of the plans for the permanent buildings is scheduled for this week with submittal of the plans to OLA by November 4, 1982 for State Allocation Board review at the December meeting. IF PROPOSITION 1 IS APPROVED IT IS PROBABLE THAT THIS CONSTRUCTION WORK WILL RECEIVE AN APPROPRIATION FOLLOWED BY OUR "GO TO BID LETTER." Otherwise, we can not hope for construction funding until July, 1983.

CLAIRMONT ELEMENTARY SCHOOL - Estimated total project cost approved to date by State Allocation Board is \$3,750,350. Negotiations for purchase of the site are underway. The Allocation Board has approved Phase II appropriations in the amount of \$484,926.00 (including site purchase by friendly sale or eminent domain if necessary). The District is to review the plans and specifications with Board action planned for November 18 or November 25th. Submittal of the Plans to OLA is scheduled for November 30th, with Allocation Board Review anticipated in January, 1983. Again, PROPOSITION 1 IS THE KEY IN GETTING THIS PROJECT TO BID.

WASHINGTON SCHOOL DCH - Estimated total project cost approved to date by State Allocation Board is \$2,011,747. Phase II allocations

in the amount of \$130,764. Final District review of the plans has been completed with Board approval of plans and specifications and authorization to apply for Phase III appropriations (allocation) scheduled this date. The plans are to be submitted to OLA on October 20th with Allocation Board Review most likely in December. Again, PROPOSITION 1 IS THE KEY IN GETTING THIS PROJECT TO BID.

MORADA MIDDLE SCHOOL EXPANSION - Estimated total project cost approved to date by State Allocation Board is \$2,986,400. Phase I allocations have been made in the amount of \$55,171. Phase II application was approved by the Board of Trustees and will be considered by the State Allocation Board for allocation approval on October 27th. The architects are currently working with the Assistant Superintendent, Facilities and Planning Office, Curriculum, Food Services, Maintenance and the Morada staff in preparation for detailed drawings. Contacts have also been made with adjoining property owners regarding site acquisition. If there is sufficient money on account in Sacramento a Phase II allocation approval should not be a problem. Final drawings should take only a few months with approval of plans and specifications and application for Phase III anticipated in mid to late winter. HOWEVER, PHASE III FUNDING CAN NOT BE OBTAINED UNTIL JULY, 1983 (or later) UNLESS PROPOSITION 1 IS APPROVED. Depending upon the allocation procedure established by the Board we might expect construction to begin in the summer of 1983 with the passage of Proposition 1. Otherwise, we are looking at the Fall of 1983 if funding is available in July.

NORTH STOCKTON MIDDLE SCHOOL - Estimated total project cost approved to date by State Allocation Board is \$5,982,150. Phase I allocations have been made in the amount of \$96,173. Schematic drawings are currently underway based on the educational specifications submitted by the Middle School committee. A time schedule for submittal of the Phase II application to OLA has not been established; however, all application materials should be ready within a month. The environmental documentation on this project is to be filed soon. Again, Proposition 1 would fully fund this project when it is ready for construction. It is also possible that Phase II funds will be depleted in the near future with no other source of funding available until July unless Proposition 1 is passed.

CONTINUATION HIGH SCHOOL - Estimated total project cost approved to date by State Allocation Board is \$819,000. Phase I allocations approved in the amount of \$25,023. The architect for this project has been selected and the agreement approved this date. Meetings are currently scheduled with the Curriculum Department, Assistant Superintendent and the Continuation High School staff to discuss the philosophy and anticipated program for the new school. This may have a bearing on the site selection, which has not been done. It is also possible that the Board may wish to appoint a site selection committee. The Initial Study and other environmental documentation to be completed to determine the possible need for an EIR and to assist in the site selection process. Proposition 1 is a probable

source of funding for this project.

NORTH STOCKTON HIGH SCHOOL - Estimated total project cost approved to date by State Allocation Board is \$14,596,900. Phase I allocation approvals in the amount of \$217,744. The architects are currently working with a staff committee on a regular basis to develop the educational specifications. The San Joaquin County Council of Governments (COG) is preparing the environmental impact report (EIR) with completion of the draft for public review expected in November. A final report will be scheduled for board certification in January. The EIR will discuss the nine potential sites that have been identified as well as generally discuss the impacts of a new high school in any location with emphasis on the impacts of location in the existing urban area or in the projected urban growth area north of Bear Creek, commonly referred to as the Greenbelt area.

Upon completion of the draft EIR the Board may wish to appoint a site selection committee to review the EIR and subsequently select a site for recommendation. Proposition 1 would ensure funding.

OAKWOOD ELEMENTARY SCHOOL EXPANSION - Estimated total cost of project to date as approved by the State Allocation Board is \$1,237,000. Phase I allocations approved in the amount of \$31,939. Engineering and preliminary planning studies are underway. Proposition 1 is a likely source of funding for this project if there are sufficient priority points to proceed to Phase II next year.

ENGLISH OAKS ELEMENTARY SCHOOL - Estimated total project cost approved to date by State Allocation Board is \$3,098,150. Phase I allocation approved in the amount of \$40,658. Engineering and preliminary planning studies are underway. Proposition 1 is a likely source of funding for this project if there are sufficient priority points to proceed to Phase II next year.

HOLT ELEMENTARY SCHOOL IN NORTH STOCKTON - Estimated total cost of project to date as approved by the State Allocation Board is \$1,555,350. If there are sufficient priority points, application will be made for Phase I allocation this fall or winter. Proposition 1 would ensure funding of this project.

HOLT ELEMENTARY SCHOOL IN NORTH STOCKTON - The estimated total cost of this future project is \$1,555,350. If there are sufficient priority points, application will be made for Phase I allocation in the future.

NOTE: Proposition 1 is projected to provide sufficient funds for the construction of all of our projects; however, the procedure for allocation of the funds has not been established. In light of the Allocation Board's July action allocating all funds at one time, it is imperative that all work proceed as rapidly as possible.

DEFERRED MAINTENANCE

A revised deferred maintenance plan is being prepared to include

a variety of projects for which the District has been unable to find adequate funding in recent years, ie. blacktopping, building painting, mechanical equipment repair. The re-roofing program will continue.

LEROY NICHOLS ELEMENTARY SCHOOL - Work nearly complete; however, it rained while contractor was still on-the-job and there were leaks. This situation is currently being rectified with the District withholding all payments (about 38% of contract total remaining).

LODI HIGH SCHOOL - Project B nearly complete.

SENIOR ELEMENTARY SCHOOL - Contract documents ready for signature upon Counsel receipt of all insurance and bond documents. Work anticipated to begin within two weeks. This is considered a critical project.

LAKWOOD ELEMENTARY SCHOOL - Contracts to be signed and insurance and bond documents to be received. Work expected to begin within one to three weeks.

FORTHCOMING ROOF PROJECTS - Davis, Liberty High, Henderson, Houston, Live Oak, Lockeford and Reese (by 1985)

SURPLUS PROPERTIES

Revision of Facility Master Plan currently in progress. No change on specific sites since last report in August.

STATE LEASE PORTABLES

SITES OPERATIONAL - Henderson, Needham and Oakwood.

SITES UNDERWAY - Units have been received at Morada (all in-place) and partial delivery to Elkhorn and Davis. Anticipated date of ultimate occupancy has not been established.

SITES TO BE COMPLETED - Lawrence, Parklane, Nichols, Tokay High, Lodi High and Lockeford.

Delivery of the units is proceeding on-schedule with minor modifications. The District was able to return two lease trailers and move one lease trailer from Davis School to Nichols School. The goal is to replace all lease trailers with State-lease portables assuming continuation of the program and our eligibility in December.

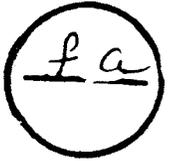
TRANSPORTATION FACILITY

Staff is proceeding with the implementation of this project as rapidly as possible; however, a firm timetable is not yet available.

PROPOSITION 1

- ● ● PROPOSITION 1 on the November 2 ballot is a \$500 million State Bond Issue for elementary and high school construction.
- ● ● PROPOSITION 1 would provide \$350 million for new classrooms in growing school districts such as LODI UNIFIED and \$150 million for districts needing to reconstruct/renovate old and deteriorating schools.
- ● ● PROPOSITION 1 is needed. California has a major school building shortage. Applications for school construction totaling \$500 million are already on file. No additional funds are earmarked for this purpose in FY 82-83. LODI UNIFIED is among those districts most in need of additional school facilities.
- ● ● PROPOSITION 1 is affordable. Every other state (except Nebraska and Iowa) has higher expenditures per capita for debt interest than California. Bond payments would come from General Fund dollars generated by state excise and other taxes.
- ● ● PROPOSITION 1 requires no new state bureaucracy. Funds will be allocated to school districts through established State procedures.
- ● ● PROPOSITION 1 would stimulate the state and local economy by providing jobs in the construction, manufacturing, and service areas.
- ● ● PROPOSITION 1 could solve LODI UNIFIED's student housing problem. LODI UNIFIED already has on file 10 applications for school construction totaling \$40,191,984. Only \$2,096,793 for planning and site construction purposes has been appropriated to date.
- ● ● PROPOSITION 1 could provide the remaining planning and construction funds for these LODI UNIFIED projects: Four elementary schools; expansion of an existing elementary school; middle school; expansion of an existing middle school; high school; continuation high school; developmental center for the handicapped.
- ● ● PROPOSITION 1 could improve the educational program in LODI UNIFIED. This year the district is spending substantial General Fund dollars (instructional and support programs money) for the rental/lease of temporary classrooms.
- ● ● PROPOSITION 1 is supported statewide by California Taxpayers' Association, California State Chamber of Commerce, California Parent-Teacher Association, Coalition for Adequate School Housing, California Teachers' Association, and numerous newspapers.
- ● ● PROPOSITION 1 is supported locally by the Lodi Unified School District Governing Board, the Stockton Chamber of Commerce, the Lodi Education Association and other employee groups, and numerous school-related parent groups.
- ● ● PROPOSITION 1 will pass by a simple majority vote--50% + 1.

LODI UNIFIED SCHOOL DISTRICT



NOTICE OF PUBLIC HEARING REGARDING DECLARATION OF
IMPACTION DATED SEPTEMBER 7, 1982 BY LODI UNIFIED
SCHOOL DISTRICT BOARD OF TRUSTEES

WHEREAS, Ordinance No. 1149, entitled "An Ordinance of the City of Lodi to Provide for the Dedication of Land or Fees or Both as a Condition to the Approval of New Residential Developments, for the Purpose of Providing Classroom Facilities Where Conditions of Overcrowding Exist in a Public School Attendance Area", which was adopted by the Lodi City Council on August 2, 1978, provides that the Governing body of a school district which operates, in whole or in part, within the City of Lodi may at any time pursuant to Government Code Section 65971, notify the City Council that it has found that: (1) conditions of overcrowding exist in one or more attendance areas within the district which will impair the normal functioning of educational programs including the reason for such conditions existing; (2) all reasonable methods of mitigating conditions of overcrowding have been evaluated; and (3) no feasible methods for reducing such conditions exist. Such notification shall remain in effect until withdrawn in writing by the governing body of the school district.

Upon receipt of such notice, the City Council shall schedule and conduct a public hearing on the notification for the purpose of allowing interested parties to comment on the matter. Following such hearing, the City Council shall determine whether it concurs in such finding. If the City Council concurs, it shall by resolution designate the school as an overcrowded school.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby set a Public Hearing on Wednesday, October 27, 1982 at the hour of 8:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to receive public input on notification received from the Lodi Unified School District declaring a state of impaction in twenty attendance areas.

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Information regarding this item may be obtained in the office of the City Clerk at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

Dated: October 6, 1982

By Order of the City Council


ALICE M. REIMCHE
City Clerk