

PRESENTATION MADE REGARDING
UPCOMING CONSERVATION FAIR

Mr. Bob McMillan, Director of the San Joaquin County Parks and Recreation Department and other Fair Sponsors made a brief presentation to the City Council regarding the upcoming Conservation Fair scheduled to take place on October 5, 1991. The City of Lodi is also a Fair sponsor.

CONTRIBUTION MADE TO
CRIME STOPPERS, INC.

CC-24(b) The City Council authorized the allocation of \$2,000 in
CC-152 Asset Seizure Funds to the Lodi Area Crimestoppers, Inc.
and Mayor Hinchman and Chief of Police Williams made the
appropriate presentation to representatives of that
organization.

CLOSED SESSION REGARDING
PROPOSED LITIGATION AND LITIGATION

At approximately 7:55 p.m., the City Council adjourned to a Closed Session regarding the following matters:

- CC-200(d) a) Proposed litigation - City of Lodi v. Dow
Chemical Company, et al; and
- CC-200(d) b) Litigation - Fischer v. City of Lodi.

The City Council reconvened in regular session at approximately 8:25 p.m.

CONSENT CALENDAR

In accordance with report and recommendation of the City Manager, Council, on motion of Council Member Snider, Pennino second, approved the following items hereinafter set forth.

Agenda item #E-4 entitled, "Plans and specifications and advertisement for bids of DBCP Treatment Unit at Well #16, Century Boulevard and WID Canal" was removed from the Consent Calendar and discussed and acted upon under the Regular Calendar.

CLAIMS CC-21(a) Claims were approved in the amount of \$1,492,960.59.

MINUTES The Minutes of August 28, 1991 (Special City Council Meeting) were approved as written.

ANNUAL INVESTMENT POLICY AND
INTERNAL CONTROL GUIDELINES ADOPTED

RESOLUTION NO. 91-175

CC-21(a) The City Council adopted Resolution No. 91-175 approving
CC-300 the City's annual investment policy and internal control
 guidelines.

Section 53601 of the California Government Code requires the City Council to annually review and adopt the City's investment policy. This policy was first reviewed and approved by the City Council on October 1985. It is in compliance with state laws governing the investment of local agency funds and provides internal control guidelines to protect the funds of the City from misappropriation, speculation, and fraud.

Additionally, this policy is annually reviewed by the City's audit firm (KPMG Peat Marwick) and has been found to be in compliance with Government Code.

PLANS AND SPECIFICATIONS FOR
BLAKELY PARK RESTROOM REMODEL
APPROVED

CC-21.1(a) The City Council approved the plans and specifications for
 Blakely Park Restroom Remodel and authorized the
 advertising for bids.

This project will renovate the deteriorated restroom in Blakely Park by replacing the existing flat roof with a pitched roof and providing handicap accessibility inside. Community Development Block Grant Funds will be used to finance this project.

PURCHASE OF DIAL-A-RIDE
VEHICLE APPROVED

RESOLUTION NO. 91-176

CC-12(d) The City Council adopted Resolution No. 91-176 approving
CC-300 the purchase of a station wagon for Dial-A-Ride from
 Sanborn Chevrolet, Inc., Lodi, California in the amount of
 \$18,451.61.

Funds to purchase the station wagon were approved in the 1991-92 budget and specifications and advertisement for bids were approved by the City Council on August 21, 1991. Bids were opened on September 3, 1991 and one bid with no alternate bid was received. The originally budgeted amount was \$17,500. The difference of \$975.61 between that amount and the bid received is due to the increase in cost for a 1992 model and the increase in sales tax.

PURCHASE OF THREE PICKUP TRUCKS
FOR THE COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED

RESOLUTION NO. 91-177

CC-12(d) The City Council adopted Resolution No. 91-177 awarding the
CC-300 purchase of three pickup trucks for the Community
 Development Department from Sanborn Chevrolet, Inc., Lodi,
 California for the amount of \$37,655.73.

Funds to purchase the three pickup trucks were approved in
the 1991-92 budget and specifications and advertisement for
bids were approved by the City Council on August 21, 1991.
Bids were opened on September 3, 1991 and one bid was
received.

PURCHASE OF HEWLETT-PACKARD
MICROCOMPUTER SYSTEM FOR THE
COMMUNITY DEVELOPMENT
DEPARTMENT

RESOLUTION NO. 91-178

CC-12(d) The City Council adopted Resolution No. 91-178 awarding the
CC-300 purchase of a Hewlett-Packard microcomputer system with
 peripherals, for use in the Community Development
 Department, to the low bidder, Omnivar Company of
 Sacramento, in the amount of \$23,756.72.

On August 7, 1991, the City Council approved specifications
and authorized advertisement for bids for five
Hewlett-Packard microcomputers, two HP LaserJet III
printers, various memory upgrades, adapters, cables, and
numeric coprocessors.

Bids were opened on September 4, 1991. The results are
shown on the following page:

BID SUMMARYHEWLETT-PACKARD MICROCOMPUTERS, PRINTERS, AND ACCESSORIES
BID OPENING: SEPTEMBER 4, 1991

BIDDERS:*	OMNIVAR	HALLMARK	ONLINE	ENTRE
ITEMS/DESCRIPTIONS	(UNIT PRICES)			
BASE BID:				
3 EA HP 80386/25 MODEL 80 PC	<u>\$3,309.00</u>	\$3,390.00	\$3,492.00	\$3,818.00
2 EA HP OS/16S MODEL 47 PC	<u>1,774.00</u>	1,870.00	2,049.00	2,174.00
2 EA 2MB MEMORY UPGRADE FOR OS/16S	205.00	205.00	208.00	219.00
4 EA 2MB MEMORY UPGRADE FOR 386/25	205.00	205.00	208.00	219.00
5 EA MS-DOS 5.0	<u>80.00</u>	89.00	95.00	95.00
5 EA 14" VGA COLOR MONITOR	<u>489.00</u>	519.00	449.00	477.00
2 EA LASERJET III PRINTER	<u>1,479.00</u>	1,525.00	1,545.00	1,549.00
2 EA SHARESPOOL FOR LASERJET III	550.00**	NB**	NB**	NB**
5 EA SHARESPOOL ADAPTERS	22.00**	NB**	NB**	NB**
5 EA SHARESPOOL PRINTER CABLES	8.55**	NB**	NB**	NB**
2 EA NUMERIC COPROCESSOR FOR OS/16S	462.00	487.00	476.00	416.00
3 EA NUMERIC COPROCESSOR FOR 386/25	815.00	860.00	840.00	890.00
TERNATE ACCESSORIES:				
4 EA 2MB MEMORY UPGRADE FOR OS/16S	<u>110.00</u>	120.00	NB	120.00
4 EA 2MB MEMORY UPGRADE FOR 80386/25	<u>140.00</u>	120.00	NB	120.00
2 EA PRINT SHARE BOARD FOR LASERJET III	<u>390.00</u>	345.00	396.00	395.00
5 EA ADAPTERS FOR PRINT SHARE BOARD	<u>15.00</u>	NB**	16.00	7.50
5 EA PRINTER CABLES	<u>6.00</u>	NB**	20.00	10.00
2 EA NUMERIC COPROCESSOR FOR OS-16S	<u>135.00</u>	160.00	NB	139.00
3 EA NUMERIC COPROCESSOR FOR 80386/25	<u>215.00</u>	240.00	NB	225.00
5 EA 14" SUPER VGA MONITOR	425.00	390.00	NB	399.00
5 EA SUPER VGA GRAPHICS CARD	122.00	137.00	NB	149.00

* BIDDERS: OMNIVAR, SACRAMENTO
HALLMARK ELECTRONICS, ROCKLIN
ONLINE CONNECTING POINT, STOCKTON
ENTRE COMPUTER CENTER, NORTH HIGHLANDS

** BIDDERS INDICATE ITEMS ARE AVAILABLE DIRECTLY FROM HEWLETT-PACKARD.

RECOMMENDED ORDER CONSISTS OF UNDERLINED ITEMS.

Each bidder submitted a proposal which included a base bid (consisting of computers, printers, and accessories), and an alternate bid for accessories (allowing the bidder to offer equivalent, and potentially lower-cost alternatives to accessories included in the base bid).

Three of the computers will be used by the Planning Division for running AutoCad and for creating demographic and statistical spreadsheets. The other two units will be used by the Building Division to determine structural calculations, and building, plumbing, mechanical, energy, and electrical code compliance.

With this purchase, the Department will achieve compatibility and standardization with Public Works in the use of Hewlett-Packard computers, allowing both departments to operate within a network environment.

AWARD OF CONTRACT FOR TRAFFIC
SIGNAL AND LIGHTING INSTALLATION AT
KETTLEMAN LANE/MILLS AVENUE, HUTCHINS
STREET/VINE STREET, CHURCH STREET/PINE
STREET, CHURCH STREET/WALNUT STREET,
CHURCH STREET/OAK STREET, CHURCH
STREET/ELM STREET

RESOLUTION NO. 91-179

CC-12(a)
CC-300

The City Council adopted Resolution No. 91-179 awarding the contract for Traffic Signal and Lighting Installation at Kettleman Lane/Mills Avenue, Hutchins Street/Vine Street, Church Street/Pine Street, Church Street/Walnut Street, Church Street/Oak Street, Church Street/Elm Street to Collins Electric in the amount of \$247,798.00 and appropriated all remaining FAU funds and an additional \$15,000.00 from the Gas Tax Fund to complete the project.

This project includes the installation of traffic signals at the intersections of Kettleman Lane/Mills Avenue and Hutchins Street/Vine Street. The intersection of Church Street and Pine Street will be modified so that it is fully actuated and the intersections of Church Street/Walnut Street, Oak Street and Elm Street will be modified with side street actuation.

The FAU appropriation is approximately \$206,000.00. Any remaining funds from other FAU projects will also be transferred to this account.

Plans and specifications for this project were approved on July 31, 1991. The City received the following four bids for this project:

Bidder	Location	Bid
Engineer's Estimate		\$275,359.60
Collins Electric	Stockton	\$247,798.00
M & M Electric	Sacramento	\$253,969.00
Richard Heaps	Sacramento	\$264,125.00
Steiny & Co.	Vallejo	\$268,127.50

IMPROVEMENT AGREEMENT FOR WATER
MAIN RELOCATION, 360 SOUTH CHEROKEE
LANE, LODI APPROVED

CC-90 The City Council approved the Improvement Agreement for relocation of an existing water main at 360 South Cherokee Lane and directed the City Manager and City Clerk to execute the agreement on behalf of the City.

The developers, Cherokee Retail Association, have submitted a final parcel map to the City for approval. Current plans call for the construction of an Orchard Supply Hardware Store on Parcel 2. In order to accommodate this construction, an existing 8-inch water main located in the 10-foot public utility easement on Parcel 2 will have to be abandoned and relocated. The developer has furnished the City with the improvement plans, the necessary easement agreements, guarantees, insurance certificates, and fees for the water main relocation.

ORDINANCE INTRODUCED AUTHORIZING
DELIVERY OF UNCLAIMED BICYCLES AND
TOYS FOR "THE MAYOR'S ANNUAL CHILD
SHARE PROGRAM"

ORDINANCE NO. 1523 INTRODUCED

CC-6
CC-149 Last year, the Lodi Service Center, working in conjunction with the Lodi Salvation Army Service Extension Committee requested and received all unclaimed bicycles and toys held by the Lodi Police Department, in lieu of selling them at auction. This program is known as "The Mayor's Annual Holiday Child Share Program". The items were distributed to underprivileged children.

A similar request has been made again this year. If the Council deems it appropriate, Welfare and Institutions Code §217 can be utilized to authorize delivery of the toys and bicycles to these organizations for distribution.

The City Council introduced Ordinance No. 1523 entitled, "An Ordinance of the Lodi City Council Authorizing Delivery of Unclaimed Bicycles and Toys for the Mayor's Annual Holiday Child Share Program".

COMMENTS BY CITY
COUNCIL MEMBERS

The following comments were received under the "Comments by City Council Members" segment of the agenda:

RECOGNITION OF CONSERVATION
EFFORTS BY CITIZENS URGED

CC-183(d) Mayor Hinchman advised the City Council that he had received a letter suggesting that the City give positive recognition of citizens' efforts to conserve water.

RETENTION OF CLASS 3 FIRE
RATING BY CITY OF LODI APPLAUDED

CC-112 Mayor Hinchman advised that the City of Lodi had just received word that it has retained its Class 3 fire rating and acknowledged the efforts of the Fire Department and other City departments responsible for the City receiving this very favorable rating.

REQUEST TO INCLUDE COUNTY
REPRESENTATIVES IN FUTURE
DISCUSSION REGARDING THE
MOKELUMNE RIVER

CC-16 Council Member Snider asked that when the subject of the
CC-184 Mokelumne River is agendized for a future City Council meeting that representatives of the County be included in this discussion.

COMMUNITY URGED TO ATTEND
LODI GRAPE AND WINE FESTIVAL

Mayor Hinchman urged all citizens of this community to attend the Annual Lodi Grape Festival and Harvest Fair being held September 19-22, 1991.

INQUIRY REGARDING SECURITY
GUARD AT GREYHOUND BUS DEPOT
WHEN IT IS CLOSED

CC-16 Following an inquiry by Council Member Pennino, he was
CC-50(b) advised that Greyhound Bus Lines is not required to have a security guard on duty when the depot is closed.

COMMENTS BY THE
PUBLIC ON NON
AGENDA ITEMS

The following comments were received under the "Comments by the public on non-agenda items" segment of the agenda:

VFW REQUESTS PERMISSION TO
PLACE PATRIOTIC RIBBONS AROUND
TREES IN DOWNTOWN AREA

CC-6 Mr. Harold Klein, speaking on behalf of the Veterans of
CC-70 Foreign Wars, Lodi Post 1968 requested permission to place
patriotic ribbons around trees in the downtown area from
September 20, 1991 through September 28, 1991 in
remembrance of those who have given their lives and those
who are missing in action in the service of their Country.
Mr. Klein was asked to contact the Public Works Department
to obtain a no-cost Encroachment Permit.

CONCERNS EXPRESSED REGARDING
INTERSECTION OF HALE ROAD AND
CHEROKEE LANE

CC-16 Regina Ortiz, 621 East Hale, Road, Lodi; Muzaffar Kahn, 439
CC-45(a) Murray Street, Lodi; Marla Donovan, 827 Lloyd Street, Lodi;
CC-48(a) and Kathy Ramirez, 621 Hale Road, Apt. 19, Lodi addressed
CC-48(b) the City Council expressing their concerns regarding the
intersection of Hale and Cherokee Lane and asked that
Council do whatever is necessary to make this a safer
intersection for pedestrians to cross.

It was pointed out that the agenda for the Shirtsleeve
Session of October 8, 1991 is a tour of Cherokee Lane, at
which time the City Council will review the matter.

COMPLAINTS RECEIVED REGARDING
INSTALLATION OF A SCOREBOARD
AT KOFU PARK

CC-16 Clifford Nitschke, 62 South Corinth Avenue, Lodi; Erwin
CC-27(c) Rall, 1401 Cardinal Street, Lodi; and Gary Long, 1339
Cardinal Street, Lodi addressed the City Council
complaining about the recent installation of a scoreboard
at Kofu Park. The matter was referred to staff.

PUBLIC HEARINGS

PREZONING OF 1081 EAST STATE
ROUTE 12 (COUNTY ADDRESS) AKA
APN 027-040-14 FROM GA-40,
GENERAL AGRICULTURE TO C-S
COMMERCIAL SHOPPING CENTER

ORDINANCE NO. 1524

CC-53(a) Council Member Snider asked to abstain on the following
CC-149 matter because of a possible conflict of interest.

Notice thereof having been published according to law, an
affidavit of which publication is on file in the office of

the City Clerk, Mayor Hinchman called for the public hearing to consider the Planning Commission's recommendation to approve the request of Browman Development Company on behalf of Manuel A. and Jane Hughes to prezone 1081 East State Route 12 (County address) AKA APN 027-040-14 from GA-40, General Agriculture to C-S, Commercial Shopping Center.

Community Development Director Schroeder introduced the matter advising that at its meeting of September 4, 1991 the City Council introduced Ordinance No. 1520 which prezoned 801 East State Route 12 (APN 027-040-30) and 901 East State Route 12 (APN 027-040-29) (i.e. northeast corner of Kettleman Lane and Lower Sacramento Road) to C-S, Commercial Shopping as requested by A. and O. Anagnos, et al and Charles A. Wentland.

The request of Browman Development Co. is to add the approximately one acre Hughes parcel to the Anagnos-Wentland development. The Hughes parcel contains a single-family residence.

Mr. Schroeder presented a diagram of the subject area and responded to questions as were posed by members of the City Council.

Speaking in support of the recommendation was Attorney-at-Law Ron Stein representing the proponents of the matter.

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

On motion of Mayor Pro Tempore Pinkerton, Pennino second, the City Council introduced Ordinance No. 1524 entitled, "An Ordinance of the Lodi City Council Amending the Official District map of the City of Lodi and Thereby Prezoning the Approximately One Acre Parcel Located at 1081 East State Route 12 (County Address) AKA APN 027-040-14 from GA-40, General Agriculture to C-S, Commercial Shopping Center".

The motion carried by the following vote:

Ayes: Council Members - Pennino, Pinkerton, Sieglock and Hinchman (Mayor)

Noes: Council Members - None

Abstain: Council Members - Snider

Absent: Council Members - None

PUBLIC HEARING REGARDING NOTICE
OF PUBLIC NUISANCE AND ABATEMENT
ORDER - 217 EAST LOCKEFORD STREET, LODI

CC-24(c)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Hinchman called for the public hearing regarding the appeal of Notice of Public Nuisance and Abatement Order dated August 15, 1991 regarding property located at 217 East Lockeford Street, Lodi.

Community Development Director Kahn advised the City Council that on August 15, 1991 the Fire Department issued a Notice of Public Nuisance and Order to Abate for a structure located at 217 East Lockeford, Lodi. This Notice was the result of an inspection and determination made by the Fire Marshal that the building was a dangerous building as defined in the Uniform Code for the Abatement of Dangerous Buildings.

Attorney-at-Law John C. Pyle, who is representing Mr. Muzaffar Kahn, the owner of the property, contacted the Fire Marshal and indicated that Mr. Kahn was in agreement that the building showed signs of instability. During this conversation, Mr. Pyle conveyed that Mr. Kahn was considering the removal of the second story in hopes of saving the first story. Mr. Pyle indicated that because the provisions of the Notice of Public Nuisance and Order to Abate did not allow Mr. Kahn sufficient time to evaluate the alternatives, he would file an appeal.

The Fire Marshal advised Mr. Pyle to have Mr. Kahn contact the Building Department and arrange for a special inspection in order to determine the feasibility of saving the structure by removal of the second story. As of September 6, 1991, there has been no request for such an inspection by Mr. Kahn or Mr. Pyle.

On September 9, 1991, the Fire Marshal requested that the Building Department inspect the building to determine if the building can be saved by removal of the second story. Building Inspector Jim Siemers conducted the inspection and determined that the reason the building had shifted was because the second story is supported by an interior wall having no foundation and the second story floor joist were installed in a manner that would allow them to rotate. Mr. Siemers stated that if the first story was to be saved, that a foundation would be required and that architectural and structural engineering plans would be required.

The Fire Department is agreeable to any solution that abates or corrects the substandard and hazardous condition.

Mr. Schroeder also presented slides depicting the deficiencies of the subject property.

Speaking on behalf of the appeal were:

- 1) Mr. John Pyle, Attorney-at-Law, 104 North School Street, Suite 209, Lodi; and
- 2) Mr. Muzaffar Khan, 439 Murray Street, Lodi.

Speaking against the appeal was Virginia Lahr, 311 East Elm Street, Lodi.

There being no other persons wishing to address the Council regarding the matter, Mayor Hinchman closed the public hearing.

Following discussion with questions being directed to staff and to those who had given testimony, the City Council, on motion of Mayor Pro Tempore Pinkerton, Hinchman second, denied the appeal.

PLANNING COMMISSION City Manager Peterson presented the following Planning REPORT
REPORT Commission Report of the Planning Commission Meeting of September 9, 1991:

CC-35 The Planning Commission -

ITEMS OF INTEREST

- a. Took the following actions on requests of California Waste Recycling System, Inc.:
 - 1. Conditionally approved a Use Permit to operate a recycling processing center and truck terminal at 400 South Beckman Road in an area zoned M-2, Heavy Industrial.
 - 2. Certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.
- b. Conditionally approved the request of Dillon Engineers n behalf of Interlake Inc., DBA Lodi Fab Industries, Inc. for a lot line adjustment between 903 and 1030 South Sacramento Street in an area zoned M-2, Heavy Industrial.
- c. Conditionally approved the request of Lodi Development Inc. to create two lots from one lot at 2480 Maggio Circle in an area zoned M-2, Heavy Industrial.
- d. Conditionally approved the request of J. Jeffrey Kirst for a resubdivision of the parcels at 2410 Cochran Road and 814

South Community Drive (a portion of Alder Place Subdivision) in an area zoned R-CP, Residential-Commercial-Professional.

- e.
 - 1. Denied the request of Jim Jacobson on behalf of KJK Partnership to reduce the required sideyard setback for a dwelling from 5 feet to 4 feet and to reduce the required lot width from 40 feet to 32 feet at 720 North Pleasant Avenue in an area zoned R-1E, Residential Single-Family - Eastside.
 - 2. The applicant withdrew a related tentative map request for this property.
- f. Conditionally approved the request of Donald Dalrymple to reduce the rearyard setback to permit an addition to an existing garage at 708 West Alicante Drive in an area zoned R-2, Single-Family Residential.
- g. Conditionally approved the request of Baumbach & Piazza Engineers to reduce the frontyard setbacks on Lots 6, 7, 8 and 14 at 2041 South Cherokee Lane (a portion of Century Park Unit No. 3) in an area zoned PD(19), Planned Development District No. 19.
- h. Conditionally approved the request of Claude C. Wood Co. for a 16-month extension of a Use Permit for a temporary office trailer located at 636 East Lockeford Street in an area zoned M-2, Heavy Industrial.

COMMUNICATIONS
(CITY CLERK)

CLAIMS CC-4(c)

On motion of Mayor Hinchman, Pennino second, the City Council denied the following claims and referred them back to the City's Contract Administrator, Insurance Consulting Associates, Inc.:

- a) Gary G. Brandt, Date of loss, 7/21/91;
- b) Norris J. Peterson, Date of loss 7/18/91;
and
- c) Frank Stoaks, Date of loss 7/20/91.

REGULAR CALENDAR

INTRODUCTION OF "RIGHT TO FARM"
ORDINANCE

ORDINANCE NO. 1519

CC-6
CC-27(a)
CC-149

The City Council was advised that this matter has been continued from the August 21, 1991 Council meeting at the request of the Lodi Board of Realtors. At that time, Alan Baker, spokesperson for the organization indicated that he had not had sufficient opportunity for input from realtors to take a formal position.

One of the main points of concern discussed at the previous meeting was whether the ordinance should apply to all property in the City or be limited to areas in closer proximity to farming operations. The City Attorney presented a draft which contains language applicable to all parts of town. However, if the Council desires, Section 8.18.020 (3) could be amended to read as follows:

"Property" shall mean any real property inside the City Limits of Lodi located within 500 feet of any agriculturally-zoned property, whether such agricultural property is located inside the City Limits or not.

While this approach would still require that the boundaries of the ordinance's applicability be redrawn with each annexation, it would be a fairly easy process to do if based on agricultural "zoning" instead of agricultural "use".

The following information was provided by the City Attorney at the August 21, 1991 City Council meeting regarding this matter.

On July 2, 1991, the City Council at a shirtsleeve session considered the first draft of a "Right To Farm" ordinance. The purpose of this type of ordinance is to discourage nuisance lawsuits against farming operations brought by other property owners or tenants. This would be accomplished by requiring notice and disclosure of agricultural operations when property is bought and/or sold. Similar ordinances are now in place in other cities such as Manteca and Stockton.

Such an ordinance was first proposed by the Mayor's Task Force on Measure A in its July 1987 report. That proposal was made a part of the Conservation Element (Page 7-4) of the recently adopted General Plan wherein it was stated:

"The City shall adopt a "Right To Farm" ordinance for the purpose of protecting agricultural land from nuisance suits brought by surrounding landowners."

The draft ordinance has been modified as suggested at the shirtsleeve session to make it clear that it would apply to all property located within the City, not just that which is adjacent to agricultural land. In retrospect, this may be the better approach since it could be difficult to otherwise determine which properties were or were not subject to the disclosure requirements.

As further directed by the City Council, the draft ordinance was provided to the Farm Bureau of San Joaquin County and to the Lodi Board of Realtors for comment. The Farm Bureau endorses the ordinance, while the real estate industry is less favorable. It was suggested by real estate broker Ben Schaffer that if the ordinance is to be adopted, it be modified to specify that it applies only to (for example) properties "within five hundred feet of" or "abutting" present agricultural operations.

One drawback to this latter approach is that the boundaries of its applicability would be continually changing as parcels of agricultural land develop. However, any of these approaches appear feasible.

Although the ordinance itself appears lengthy, what it actually requires is the filing of a single document. In the case of an existing house, this document would simply be included in the title package. On new construction, the document would become part of the permit file. Admittedly, this would be a somewhat greater paperwork burden than now exists.

Addressing the City Council regarding the matter were:

- a) Rose Marie Mendonca, 18437 East Collier Road, Lodi; and
- b) Ken Boyd, Schaffer, Suess, and Boyd Realtors, 114 North Church Street, Lodi.

Following discussion with questions being directed to the City Attorney and to those who had addressed the City Council on the matter, the City Council on motion of Council Member Sieglock, Hinchman second, introduced Ordinance No. 1519 entitled, "An Ordinance of the Lodi City Council Adding Chapter 8.18 to the Lodi Municipal Code Regarding Notice of Agricultural Operations Affecting Other Property". The motion carried by unanimous vote of the City Council.

APPEAL OF OFF-SITE IMPROVEMENT
REQUIREMENT FOR 642 NORTH CLUFF AVENUE

CC-6
CC-44

The City Council was advised that on June 18, 1991, Construction Application #3534 was submitted for the construction of a cellular communications tower at 642 North Cluff Avenue, Lodi, California. This parcel is zoned industrial and is currently occupied by a single-family dwelling. The tower was to be erected on a 30 x 45 foot plot in the southeast corner of the parcel. The plot was leased by Cellular One from the homeowners, Mr. and Mrs. Theron Kettelman. Access to the leased plot would be provided by an existing driveway on the north side of the dwelling.

The Public Works Department issued comments on the construction application on July 11, 1991. A copy of those comments were presented for Council's review. Since the value of the proposed improvements was greater than \$14,100, off-site improvements were required pursuant to Chapter 15.44 of the Lodi Municipal Code.

An appeal to the off-site improvement requirements has been received from Cellular One on behalf of the Kettelmans.

Discussions between Mr. Fred Wink of Cellular One and City staff indicate they are willing to make the requested sidewalk repairs and pay the storm drain fees, but would like the requirement of connecting to the sanitary sewer system waived. This would also eliminate the related requirements for septic tank abandonment and reimbursement fees.

Mr. Jeff Stern, representing Cellular One, 1750 Howe Avenue, Sacramento, California addressed the City Council speaking on behalf of the appeal. Mr. Stern responded to questions as were posed by members of the Lodi City Council.

Following discussion, on motion of Council Member Snider, Sieglock second, the City Council granted the appeal of the off-site improvement requirement of connecting to the sanitary sewer system at 642 North Cluff Avenue, Lodi. This would also eliminate the related requirements for septic tank abandonment and reimbursement fees.

Cellular One has agreed to make the requested sidewalk repairs and pay the storm drain fees.

"NO PARKING" ZONE PROPOSED ON
SACRAMENTO STREET, LODI AVENUE
TO TOKAY STREET AND NARROW STREET
STUDY

CC-48(a)

The City Council was advised that at a past meeting, the City Council requested the Public Works Department study Sacramento Street from Lodi Avenue to Tokay Street for a "no parking" zone due to the narrow street width. During this discussion it was indicated that this request should be considered in comparison to other narrow streets.

The problems generally associated with narrow streets are congestion and accidents. Congestion occurs when vehicles parked on-street create travel ways that are insufficient in width to allow opposing traffic to pass each other simultaneously. On short streets with low volumes this rarely occurs. This congestion worsens as traffic volumes and block lengths increase. Mid block accidents that occur under narrow street conditions are usually sideswiping and rear ending of parked vehicles as well as backing accidents from private driveways. (Intersection accidents are not considered here.)

The following study included all two-way streets with a width of 30 feet or less. This width does not provide sufficient room for two parking and travel lanes. Street widths indicated in this study are between gutter toes (actual pavement width) as these dimensions are readily available from the pavement maintenance database. Curb-to-curb widths would generally add 2.5 feet to these toe-to-toe widths. Existing one-way streets are shown for information only. For clarity, these areas have been grouped into areas one through five. In addition to street widths, the existing conditions in the area, available accident data and traffic volumes were also considered in the study. As a reference point, the City's Design Standards call for a minimum curb-to-curb width of 34 feet for cul-de-sac streets and other minor streets with a daily traffic of 500 vehicles or less.

° Existing Conditions

Land use on these streets, with the exception of portions of School Street and Sacramento Street, is primarily residential. Land use on School Street from Lodi Avenue to Chestnut Street is commercial. Land use on Sacramento Street from Lodi Avenue to Tokay Street is a mix of commercial, industrial and residential.

The speed limit on all of the streets in this study is 25 mph. Daily traffic volume ranges on these streets are shown on the appropriate exhibits. At locations where volumes are not known, estimates have been provided.

° Accident History

Available accident records, from 1987 through June 1991, indicate that in some areas narrow street conditions are contributing to types of accidents not normally found on streets of greater widths. The types of accidents observed related to narrow streets are parked vehicles being sideswiped or rear ended and broadsided by vehicles backing unsafely from private driveways. A few head-on accidents were also observed. A breakdown of accidents related to narrow street widths by area is shown below.

Area	Accident Type			Total
	Sideswipe/Rear-end	Unsafe Backing	Head-on	
1	10	2	1	13
2	8	3	0	11*
3	0	0	0	0
4	0	2	0	2
5	42	23	1	66
Total	60	30	2	92

*This does not include accidents on Lee Avenue and Pleasant Avenue since they are already one-way.

Note that these are totals for the subarea. Since area five is much larger and has more streets, the totals are higher. Based on Exhibits B through F presented for study, the most accidents are occurring on streets with higher volumes. Although on-street parking was not quantified, it is known that it is high in the southeast (area five).

There are basically two alternatives to improve the overall traffic circulation on narrow streets. Both alternatives will require the removal of some on-street parking. The alternatives and their advantages and disadvantages are described below.

ALTERNATIVE A - Continued two-way traffic movement with the removal of on-street parking from one or both sides depending on street width.

Advantages:

- ° Should reduce congestion
- ° Should reduce certain accidents (side swipe, head-on, intersection)
- ° Does not alter traffic patterns
- ° Improved sight distance at intersections and driveways

Disadvantages:

- ° Eliminates on-street parking (residents and businesses may oppose)
- ° May increase speeds

- Cost of additional "no parking" signing
- May increase speed-related accidents (although the net change should be a decrease in accidents)

ALTERNATIVE B - One-way traffic movement with some removal of on-street parking required depending on street width. One-way streets should be implemented at locations with two or more parallel streets.

Advantages:

- Should reduce congestion
- Allows on-street parking for street widths greater than 26 feet
- No opposing traffic conflict
- Should reduce vehicle/pedestrian conflicts
- Should reduce accidents (head-on, pedestrian, intersection)
- Improved sight distance at intersections and driveways

Disadvantages:

- May eliminate on-street parking for street widths less than 26 feet
- Alters traffic patterns
- Confusion for nonresidents
- Disregard of signing (especially in low volume areas)
- May increase speeds and speed related accidents
- May increase emergency vehicle response time
- Increases travel time and distance, fuel consumption, etc.
- Additional cost for signing

In 1985 a public hearing was held regarding a proposed one-way street system in the cannery area. No action was taken by Council at that time. If Council chooses to set a public hearing regarding this matter, a thorough study should be prepared for all the areas specified by Council. The study will include a proposed layout, survey of on- and off-street parking, costs relating to necessary modifications, detailed land use, and other applicable data. In addition, affected agencies such as the Fire and Police Departments will be asked for their response on this matter. Staff recommends that the study be limited to areas with accident problems. This would be a significant staff effort and the time frame priority should be discussed.

Sacramento Street

From an accident standpoint, Sacramento Street between Lodi Avenue and Tokay Street is no worse than at least six other streets included in this study. One significant difference is the adjacent land use. Eliminating parking on the east side would not affect any residences. The land use on the east side consists of mostly industrial uses, Maple Street

Square and two residences. Appropriate notification is being made such that Council may take action on this street at the September 18 meeting.

Addressing the City Council regarding the matter were:

- a) Traver Martin, 712 South Hutchins Street, Lodi;
- b) Phil Muller, 1400 Edgewood Drive, Lodi; and
- c) Jim Monroe, 1775 Kennison, Lodi.

Following discussion with questions being directed to staff and to those who had given testimony, the City Council on motion of Council Member Snider, Pinkerton second, determined to take no action on the matter.

REQUEST FOR PROPOSAL FOR CITY'S
TELEPHONE SYSTEM UPGRADE APPROVED

CC-6
CC-12(d)
CC-47

The City Council was advised that the Request for Proposal for the City's telephone system upgrade, as prepared by Northern California Communications Network, will provide the equipment and services necessary to upgrade the City's telephone system to a much needed capacity. Items to be bid upon include the following.

- . upgrade main switch in the Public Safety Building;
- . install a new PBX at the Municipal Service Center;
- . voice mail;
- . key systems for White Slough, Parks & Recreation, and Hutchins Street Square; and
- . maintenance contract for entire phone system

Following discussion with questions being directed to staff, the City Council, on motion of Council Member Pennino, Sieglock second, approved the Request for Proposal for the City's telephone system upgrade and authorized dissemination of the Request for Proposal to interested parties.

PLANS AND SPECIFICATIONS FOR BIDS
OF DBCP TREATMENT UNIT AT WELL #16,
CENTURY BOULEVARD AND WID CANAL APPROVED

CC-12.1(c)

The City Council was advised that this project will install a state mandated granular activated carbon (GAC) filter system at Well #16. This filter system will remove DBCP to levels established in the state safe drinking water standards.

The State Department of Health Services has given the City of Lodi an April 1992 deadline to have one filter system installed and in operation. The design of the remaining filter units for the other "contaminated" wells will begin after the first system is in operation.

On motion of Mayor Hinchman, Pinkerton second, the City Council approved the plans and specifications for DBCP Treatment Unit at Well #16, Century Boulevard and WID Canal, and authorized advertising of bids thereon.

Public Works Director Ronsko provided the City Council with an update to remove DBCP to levels established in the State Safe Drinking Water Standards, new regulations being imposed, and the status of various wells in the City of Lodi.

ORDINANCES

ORDINANCE PREZONING 801 EAST STATE
ROUTE 12 AND 901 EAST STATE ROUTE 12
FROM GA-40 TO C-S

ORDINANCE NO. 1520 ADOPTED

CC-53(a) Council Member Snider abstained from discussion and voting
CC-149 on this matter, because of a possible conflict of interest.

Ordinance No. 1520 entitled, "An Ordinance of the Lodi City Council Amending the Official District Map of the City of Lodi and Thereby Prezoning the Parcels at 801 East State Route 12 (APN 027-040-30) and 901 East State Route 12 (APN 027-040) (i. e. Northeast Corner of Kettleman Lane and Lower Sacramento Road) from GA-40, Agriculture to C-S, Commercial Shopping Center" having been introduced at a regular meeting of the Lodi City Council held September 4, 1991 was brought up for passage on motion of Mayor Pro Tempore Pinkerton, Hinchman second. Second reading of the ordinance was omitted after reading by title, and the ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Pennino, Pinkerton, Sieglock,
and Hinchman (Mayor)

Noes: Council Members - None

Abstain: Council Members - Snider

Absent: Council Members - None

ORDINANCE ESTABLISHING A GROWTH
MANAGEMENT PLAN FOR RESIDENTIAL
GROWTH DEVELOPMENT

ORDINANCE NO. 1521 ADOPTED

CC-6 Ordinance No. 1521 entitled, "An Ordinance of the Lodi City
CC-117 Council Establishing a Growth Management Plan for
CC-149 Residential Development" having been introduced at a
regular meeting of the Lodi City Council held September 4,
1991 was brought up for passage on motion of Mayor
Hinchman, Pennino second. Second reading of the ordinance
was omitted after reading by title, and the ordinance was
then adopted and ordered to print by unanimous vote of the
City Council.

ORDINANCE ADOPTED AMENDING THE
CITY'S EXCLUSIVE FRANCHISE FOR WASTE
DISPOSAL SERVICE

ORDINANCE NO. 1522 ADOPTED

CC-22(b) Ordinance No. 1522 entitled, "An Ordinance of the Lodi City
CC-149 Council Amending the City's Exclusive Franchise for Waste
Disposal Services having been introduced at a regular
meeting of the Lodi City Council held September 4, 1991 was
brought up for passage on motion of Mayor Pro Tempore
Pinkerton, Hinchman second. Second reading of the ordinance
was omitted after reading by title, and the ordinance was
then adopted and ordered to print by unanimous vote of the
City Council.

CLOSED SESSION REGARDING
LABOR RELATIONS

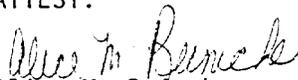
CC-200(a) At approximately 10:40 p.m., the City Council adjourned to
Closed Session regarding labor relations.

At approximately 11:45 p.m., the City Council reconvened to
Regular Session. No formal action was taken by the City
Council regarding the matter.

ADJOURNMENT

There being no further business to come before the
City Council, Mayor Hinchman adjourned the meeting at
approximately 11:45 p.m.

ATTEST:


Alice M. Reimche
City Clerk

City Council, City Of Lodi
Carnegie Forum, 305 West Pine Street
Wednesday, October 2, 1991
7:00 P.M.

May be found on page 452
Following October 16, 1991
Meeting.

Jeanne Hester Deputy City Clerk