

CITY COUNCIL, CITY OF LODI
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, SEPTEMBER 5, 1990
7:30 P.M.

ROLL CALL Present: Council Members - Hinchman (Arrived 8:20 p.m.), Olson, Pinkerton, Reid, and Snider (Mayor)

Absent: Council Members - None

Also Present: City Manager Peterson, Finance Director Holm, Community Development Director Schroeder, Public Works Director Ronsko, City Attorney McNatt, and City Clerk Reimche

INVOCATION The invocation was given by Pastor Skip Suess, Vinewood Community Church.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was led by Mayor Snider.

PRESENTATIONS

CONSENT CALENDAR In accordance with report and recommendation of the City Manager, Council, on motion of Council Member Olson, Pinkerton second, approved the following items hereinafter set forth:

Agenda item No. E-24 entitled, "Architectural Agreement for upgrade/modifications for additional office space for the Electric Utility Department at the Municipal Service Center" was removed from the agenda.

CLAIMS Claims were approved in the amount of \$4,677,462.96.

MINUTES The minutes of August 1, 1990 (Regular Meeting), August 1, 1990 (Special Meeting), and August 15, 1990 (Regular Meeting) were approved as written.

PUBLIC HEARING SET REGARDING
PREZONING OF DIEKMAN ET AL
PARCEL (INDUSTRIAL SUBSTATION SITE)

CC-53(a) The City Council set a public hearing for 7:30 p.m., Wednesday, September 19, 1990 to consider prezoning the Industrial Substation site and the remaining Diekman parcel to M-2, Heavy Industrial.

The City Council was reminded that at its meeting of August 1, 1990 it initiated the prezoning of the Industrial

Substation (Diekman et al) parcel, 5200 East Sargent Road. The Planning Commission will act on the matter at its September 10, 1990 meeting. The rezoning is required before LAFCO will consider annexing the two parcels. The rezoning is in conformance with the General Plan.

SPECIFICATIONS FOR HIGH-PRESSURE SODIUM LUMINAIRES APPROVED

CC-20 The City Council approved the specifications for the
CC-47 purchase of a total of 270 High Pressure Sodium luminaires and authorized advertisement for bids thereon. The requirements include 210 100-watt and 60 250-watt luminaires.

The Electric Utility Department has issued preliminary work orders to replace Mercury Vapor lights with the more economical High Pressure Sodium lights.

Some of the areas where the conversions will take place are:

- Crescent/Holly/Carlo Way/California Street block;
- Century/South Ham Lane/Harney/Winchester/Scarborough Drives;
- Century/Alpine/Mulberry/Gateway Circle;
- Cochran/Tilden/Sunwest Drive areas.

A portion of the quantity purchased will be placed in inventory to support routine maintenance and replacement.

The estimated cost of this purchase is \$21,000, and funding is available in the Public Works/Street Light Maintenance account.

The bid opening date has been scheduled for Tuesday, September 18, 1990.

SPECIFICATIONS FOR CLASS 3 WOOD UTILITY POLES APPROVED

CC-20 The City Council approved the specifications and authorized
CC-47 advertisement for bids for the purchase of 57 Class 3 wood utility poles.

Poles in six lengths are included in this bid:

Quantity	Length
20 each	35-foot
5 each	45-foot
20 each	50-foot
10 each	55-foot
1 each	60-foot
1 each	75-foot
<u>57 total</u>	

Continued September 5, 1990

These poles will be purchased to support the Electric Utility Department's ongoing maintenance program of replacing damaged or deteriorating poles currently in the system.

The estimated cost of this purchase is \$20,000, with delivery expected about 6 weeks following placement of order.

Funding is available in the Electric Utility Department's operating fund.

The bid opening date has been set for Wednesday, September 19, 1990.

SPECIFICATIONS FOR THREE
CUSHMAN TURF VEHICLES APPROVED

CC-20
CC-47

The City Council approved the specifications and authorized advertisement for bids for the purchase of three Cushman turf vehicles, two for the Parks Department and one for the Community Center at Hutchins Street Square.

The 1990/91 budget includes funding for the Parks Department to replace two worn-out Cushman vehicles used for maintenance in various City parks.

Further, the Community Center has budgeted for a new vehicle to be used by the maintenance person added to the staff July 1 of this year. With two people working in different areas of the ten-acre site this vehicle will facilitate maintenance activity of each person, and provide means for hauling tools and equipment used for various projects at the Center.

The estimated cost of this purchase, \$26,000, has been budgeted in the 1990/91 Equipment Fund.

The bid opening date has been set for Wednesday, September 19, 1990.

SPECIFICATIONS FOR ONE
PICKUP TRUCK FOR THE
PARKS DEPARTMENT APPROVED

CC-20
CC-47

The City Council approved the specifications and authorized advertisement for bids for the purchase of one new Dodge RAM 150S half-ton pickup for the Parks Department.

This vehicle is a budgeted replacement for a 1970 Chevrolet half-ton pickup with 134,000 miles, and is intended for use by the Parks Department supervisors.

The 1990-91 budgeted amount is \$15,000.

Continued September 5, 1990

The bid opening date has been set for Tuesday, September 18, 1990.

PLANS AND SPECIFICATIONS
FOR SACRAMENTO STREET WATER
MAIN IMPROVEMENTS, LODI AVENUE
TO 250 FEET NORTH OF LODI AVENUE,
ALLEY EAST OF SCHOOL STREET
WASTEWATER IMPROVEMENTS, 150 FEET
SOUTH OF OAK STREET TO OAK STREET APPROVED

CC-12.1(c) The City Council approved the plans and specifications for Sacramento Street Water Main Improvements, Lodi Avenue to 250 feet north of Lodi Avenue, alley east of School Street Wastewater Improvements, 150 feet south of Oak Street to Oak Street and authorized advertising for bids, and appropriated \$14,000 from the Water Capital Outlay (18.1) Fund and \$19,000 from the Wastewater Utility (17.1) Fund.

This project corrects two deficiencies in the downtown area. The new 8" water main in Sacramento Street will provide better water pressure to the businesses in this block. These businesses are currently tapped into a 2" water main. When 221 South Sacramento Street washes cherries during the spring season, there is such a draw in the 2" City main that the other businesses have no water pressure. The new water main will eliminate this problem.

The City has also had an ongoing problem with a public wastewater main in the Post Office parking lot. A sag in this main cannot be fixed because it is located under a handicap ramp and a wall which was built with the Post Office remodel project. This project will reroute the upstream customers so that the City can abandon the problem wastewater main.

PLANS AND SPECIFICATIONS FOR
CHURCH STREET OVERLAY, TOKAY
STREET TO CHESTNUT STREET APPROVED

CC-12.1(c) The City Council approved the plans and specifications for the Church Street Overlay, Tokay Street to Chestnut Street and authorized advertising for bids, and appropriated \$89,000 from the Gas Tax fund.

This project will resurface Church Street from Tokay Street to Chestnut Street with pavement reinforcing fabric and an asphalt concrete overlay.

This project is not in the current budget but has been recommended in the 1990-91 Capital Improvement Program. Because of the condition of Church Street, this is a project we would like to do this fall.

Continued September 5, 1990

AWARDED CONTRACT FOR LOCKEFORD
STREET OVERLAY, SOUTHERN PACIFIC
RAILROAD TO CHEROKEE LANE

RESOLUTION NO. 90-135

CC-12(a) The City Council adopted Resolution No. 90-135 awarding the
CC-300 contract for the Lockeford Street Overlay, Southern Pacific
Railroad to Cherokee Lane to Claude C. Wood Company in the
amount of \$122,503.50 and appropriate an additional \$24,000
from the Gas Tax fund to complete the project.

This project consists of a slurry seal to seal the cracks
and an asphalt overlay on Lockeford Street from the
Southern Pacific Railroad to Cherokee Lane and minor
drainage improvements.

The bids are higher than the amount budgeted because an
asphalt concrete sidewalk was added to the scope of work.
This increased the project cost by \$17,000.00. The bids
are also higher than the engineer's estimate because of
increased costs in asphalt concrete.

Plans and specifications for this project were approved on
August 1, 1990.

The City received the following three bids for this project:

<u>Bidder</u>	<u>Location</u>	<u>Bid</u>
Engineer's Estimate		\$106,970.00
Claude C. Wood Company	Lodi, CA	\$122,503.50
William G. McCullough Co.	Antioch, CA	\$132,081.37
Ragsdale & Son Inc.	Oakdale, CA	\$209,042.00

AWARD PURCHASE OF
PADMOUNTED TRANSFORMERS

RESOLUTION NO. 90-136

CC-12(d) The City Council adopted Resolution No. 90-136 awarding the
CC-300 bid for the purchase of 21 pad-mounted transformers to the
bidders whose proposals and equipment met all Electric
Utility Department specifications, and whose transformers
yielded the lowest overall life-cycle costs:

Westinghouse Utilities, Concord:

7 ea 50 KVA Single-phase	\$ 9,817.50
8 ea 100 KVA Single-phase	\$14,076.00
1 ea 150 KVA Three-phase	\$ 4,823.75
TOTAL	\$28,717.25

Maydwell and Hartzell, Brisbane:

1 ea 112.5 KVA Three-phase	\$ 3,908.94
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Pauwels Transformers, Washington, Missouri:

2 ea 225 KVA Three-phase	\$12,138.00
1 ea 300 KVA Three-phase	\$ 6,926.44
1 ea 750 KVA Three-phase	\$10,090.56

TOTAL	\$29,155.00
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GRAND TOTAL - PAD-MOUNTS	<u>\$61,781.19</u>
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On June 6, 1990, the City Council approved specifications and authorized advertisement for bids. Bids were opened on August 7, 1990. A summary of the results of the bid and of the evaluation were presented for the City Council's review.

Transformer proposals are evaluated by combining estimated costs of losses during operation with the bid price to yield an estimated total life-cycle cost while meeting specifications are recommended to be awarded the bid.

Funding for this purchase is available in the Electric Utility Department's Operating Fund.

PURCHASE OF POLE-MOUNT TRANSFORMERS

RESOLUTION NO. 90-137

CC-12(d)
CC-300

The City Council adopted Resolution No. 90-137 awarding the bid for the purchase of 56 pole-mount transformers to the bidders whose proposals and equipment met all Electric Utility Department specifications, and whose transformers yielded the lowest overall life-cycle costs:

Cooper Power System, Burlingame:

6 ea 15 KVA Circuit Protected	\$ 3,257.63
11 ea 15 KVA Conventional	\$ 5,177.56
9 ea 37.5 KVA Conventional	\$ 6,770.25
3 ea 37.5 KVA Conventional, 277V	\$ 2,234.44
3 ea 50 KVA Conventional, 277V	\$ 2,256.75

3 ea 50 KVA Conventional	\$ 2,820.94
3 ea 75 KVA Conventional, 277V	<u>\$ 5,227.50</u>

TOTAL	\$27,745.07
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Continued September 5, 1990

Westinghouse Utilities, Concord:

18 ea 25 KVA Conventional	\$11,704.50
GRAND TOTAL, POLE-MOUNTS	<u>\$39,449.57</u>

On June 6, 1990, the City Council approved specifications and authorized advertisement for bids. Bids were opened on August 7, 1990. A summary of the results of the bids and of the evaluation were presented for Council's review.

Transformer proposals are evaluated by combining estimated costs of losses during operation with the bid price to yield an estimated total life-cycle cost. Bidders proposing equipment which have the lowest life-cycle cost while meeting specifications are recommended to be awarded the bid.

Funding for this purchase is available in the Electric Utility Department's Operating Fund.

PURCHASE OF REPLACEMENT
POLICE VEHICLES

RESOLUTION NO. 90-138

CC-12(d)
CC-300

The City Council adopted Resolution No. 90-138 authorizing the purchase of two sedans to replace Police Vehicles #05028 and #05050 at an estimated cost of \$11,500 each.

Police Vehicle #05028 is a 1979 Ford Granada, 4-door sedan purchased January 22, 1980 for \$5,022.00. It was fully depreciated in 1984, has 112,360 miles on it, and has an accumulated cost to date of \$5,232.36.

On August 12, 1990, this vehicle was towed into the Equipment Maintenance Shop. The timing and valve covers were removed to find a broken timing chain and all valves bent, indicating that the engine will need to be rebuilt or replaced. Considering that the cost would be approximately \$2,500 for parts and labor, and that the vehicle was scheduled for replacement in fiscal year 1991-92, it was recommended that the City replace it now.

Police Vehicle #05050 is a 1985 Ford LTD, 4-door sedan purchased February 4, 1986 for \$7,948.94. It would be fully depreciated in 1991, has 92,916 miles on it, and has an accumulated cost to date of \$2,591.39.

On June 4, 1990, this vehicle was towed to the Municipal Service Center Equipment Maintenance Shop from Elk Grove. It had been involved in an accident that caused substantial damage, particularly to the vehicle's frame. Considering the estimate to repair the car is, at \$1,650.00, more than

the value of the vehicle, and considering it was scheduled to be replaced in fiscal year 1991-1992, it was recommended that the City replace it now.

ACCEPTANCE OF IMPROVEMENTS
UNDER PINE STREET OVERLAY,
SOUTHERN PACIFIC RAILROAD
TO CHEROKEE LANE, CONTRACT

CC-90 The City Council accepted the improvements under the "Pine Street Overlay, Southern Pacific Railroad to Cherokee Lane" contract, and directed the Public Works Director to file a Notice of Completion with the County Recorder's office.

The contract was awarded to Claude C. Wood Company of Lodi on May 16, 1990 in the amount of \$132,742.00. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The contract completion date was July 31, 1990, and the actual completion date was July 25, 1990. The final contract price was \$136,468.50. The difference between the contract amount and the final contract price is mainly due to minor increases between the estimated quantities and the actual contract quantities.

REVISION OF CLASS
SPECIFICATIONS FOR WASTEWATER
PLANT OPERATOR I/II

RESOLUTION NO. 90-139

CC-34 The City Council adopted Resolution No. 90-139 approving
CC-300 the revision of the class specifications for Wastewater
 Plant Operator I/II.

The Current requirement for Wastewater Plant Operator I is two years of experience in water or wastewater systems or maintenance and repairs to pumps and motors.

Because this is an entry level classification, the basis for the requirement is for applicants to have some exposure to working around the equipment and have familiarity with the nomenclature of the field.

In reviewing the requirements of the position, one year of experience is a sufficient amount of time to gain the necessary familiarity. This change was reflected in the specifications presented for the City Council approval.

Continued September 5, 1990

LOWER SACRAMENTO ROAD
(FRONTAGE) NORTH OF ELM STREET
- NO PARKING ZONE

RESOLUTION NO. 90-140

CC-48(e) The City Council adopted Resolution No. 90-140 approving
CC-300 the installation of 124 feet of "No Parking" on the west
 side of Lower Sacramento Road (Frontage) north of Elm
 Street.

The frontage road on the west side of Lower Sacramento Road was recently extended from the Park West Subdivision south to Elm Street. In order to provide adequate turning clearance from Elm Street north onto the frontage road, the centerline was adjusted. This centerline adjustment created a portion of roadway with insufficient width to allow a travel lane and parking lane. Currently this right turn onto the frontage road is the only vehicle movement provided.

Due to this insufficient roadway width, staff recommends the installation of 124 feet of "No Parking" along the west curblin. The east side of this frontage road will also be signed "No Parking" as specified in the Municipal Code, Section 10.44.020E. When Elm Street is extended farther west, the frontage road centerline will be realigned and the "No Parking" restriction on the west side will be removed.

LOCKEFORD STREET AT
SACRAMENTO STREET -
NO PARKING ZONES

RESOLUTION NO. 90-141

CC-48(e) The City Council adopted Resolution No. 90-141 approving
CC-300 the installation of "No Parking" on both sides of Lockeford
 Street adjacent to Sacramento Street and amended the
 Traffic Resolution 87-163 thereby approving the addition of
 two-hour parking on the south side of Lockeford Street
 between Sacramento Street and the Southern Pacific railroad
 tracks.

The intersection of Lockeford Street and Sacramento Street has been studied due to the accident rate. One complaint was also received regarding the intersection. Traffic volumes on Lockeford Street and Sacramento Street are 11,020 and 3,860 vehicles per day, respectively. A review of available accident records indicates that there have been several right angle accidents at this intersection from 1987 to the present. A review of these accident records indicates that in some cases the driver on the minor street (Sacramento Street) did not see the

approaching vehicle. Staff has verified that there is a fairly high on-street parking demand in the area and that parked vehicles can create a sight problem. The businesses that would be affected by the installation of "No Parking" have onsite parking or remaining frontage for on-street parking.

Although four-way stop warrants are satisfied due to the number of correctable accidents, the volume split of 74% (Lockeford Street) and 26% (Sacramento Street) is far from the ideal split of 50/50. Due to this poor volume split and the verified sight problem created by parked vehicles, staff recommended the installation of "No Parking". Also, in the future when Lockeford Street is widened to four lanes, these "No Parking" zones would be needed to accommodate the additional lanes. The deferred traffic signal at Lockeford Street and Stockton Street will be installed after this widening occurs.

Staff indicated it would also like to reaffirm the existing two-hour parking on the south side of Lockeford Street between Sacramento Street and the Southern Pacific railroad tracks. This segment was previously approved by the Council but was omitted when the original Traffic Resolution was prepared.

FINAL MAP AND SUBDIVISION
AGREEMENT FOR ALMONDWOOD
PLACE APPROVED

CC-46 The City Council approved the final map for Almondwood Place, Tract #2410, and directed the City Manager and City Clerk to execute the Subdivision Agreement and map on behalf of the City.

Almondwood Place Joint Venture, the developers of this subdivision, have furnished the City with the improvement plans, the necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The subdivision is located between 420 and 452 East Almond Drive and contains a total of 26 single-family lots.

USE OF FUNDS DERIVED FROM
AUCTION OF CONFISCATED WEAPONS
TO SUPPLEMENT SWAT TEAMS' EQUIPMENT
AND SUPPLIES APPROVED

CC-6 The City Council approved the use of funds derived from
CC-152 auction of confiscated weapons to supplement the SWAT Team's Equipment and supplies.

Continued September 5, 1990

UPGRADING A PORTION OF
EXISTING SEWER SYSTEM SERVING
118 NORTH CHEROKEE LANE WITH
COST-SHARING BY DEVELOPER OF
PROPOSED 50-UNIT MOTEL APPROVED

CC-44 The City Council approved the conceptual plan for upgrading
CC-51 the existing 6-inch sewer line in the alley north of Elm
Street between Cherokee Lane and Washington Street and
cost-sharing plan with developer of proposed 50-unit motel
to be located at 118 North Cherokee Lane.

The City Council was advised that on June 30, 1990, a Design Review Application was filed with the Community Development Department for the Garden Inn, a proposed 50-unit motel to be located at 118 North Cherokee Lane. During review by the Public Works Department, the Water/Wastewater Superintendent, Mr. Fran Forkas, reported that the sewer line currently serving the site is over capacity and could not adequately serve a potentially high wastewater generator such as a motel.

The sewer line in question was TV-inspected in 1989 and found to be in very poor condition. Since current zoning at the site allows the proposed use, steps were taken to provide a workable and equitable solution to the problem. City staff performed calculations to determine the appropriate pipe size needed to carry projected flows from the tributary area and discussions were held with Mr. Wen Chang of Wanli Investments, Inc., project developer, to apprise him of the problem.

The City staff evaluation included comparisons between peak flows predicted by City design standards, based on zoning, and the flows based on peak maximum occupancy rate (100 percent) assuming 2 people per room. This analysis was done to determine the actual motel contribution to the total design flow over and above its contribution based on the design standards. The increase was found to be approximately 5.5% of the total design flow.

In order to avoid possible sewer problems such as those recently experienced in the area east of Cherokee Lane near Joaquin Street, City staff recommended that the motel project be allowed to proceed and that the replacement of the 6-inch sewer line with a 10-inch sewer line be included in the Wastewater Capital Improvement Program for 1990-91. Based on the 1989 TV survey, this line would have to be replaced in the near future in any event. Preliminary staff estimate indicated the total cost of replacing the sewer line would be approximately \$186,000. If replaced at this time, the motel should share in the cost based on its contribution to the total design flow over and above its contribution based on the design standards. City staff is

evaluating flow data from other motels to determine if the flow assumptions are reasonable. Staff also recommended that the cost of reconnecting the existing sewer laterals (100±) be deducted from the project cost prior to calculating the portion of the cost to be paid by the motel's developer. The developer's cost would be less than \$10,000 based on the above assumptions and recommendations.

CONTRACT FOR FILING SB
90 CLAIMS APPROVED

CC-7(f) The City Council authorized the City Manager and City Clerk to execute the a contract with David M. Griffith and Associates (DMG) to file claims against the State for State mandated costs.

The City Council was advised that last year the City contracted with DMG to file for reimbursement of State mandated costs.

They have been extremely successful in obtaining reimbursements from the State; far in excess of our costs in compiling the data and the fees paid to them. In 1989-90 fiscal year the City received \$73,873 as a result of their efforts and paid them a total of \$12,401, for a net revenue of \$61,472.

There are eleven programs for which the City appears to be eligible to receive reimbursement.

DMG has the expertise and experience to continue handling this program for the City.

DEFERRED IMPROVEMENT AGREEMENT
FOR SIDEWALK INSTALLATION AT
311 KRISTMONT STREET, LODI

CC-90 The City Council approved the Deferred Improvement
CC-45(e) Agreement for sidewalk installation at 311 Kristmont Street, Lodi, California, and directed the City Manager and City Clerk to execute the Deferred Improvement Agreement on behalf of the City.

The City Council was advised that on June 4, 1990, the owners of the property located at 311 Kristmont Street, Lodi, California, filed an application for a building permit for the construction of a swimming pool on their property. As a condition of the issuance of a building permit for the swimming pool, the Public Works Department required that sidewalks be installed (Municipal Code 15.44.030 and 15.44.050). However, since there are currently no sidewalks in the area and no plans to install sidewalks in the foreseeable future, the Public Works Department offered to defer the sidewalk improvements

provided the homeowners would enter into a Deferred Improvement Agreement with the City (Municipal Code 15.44.040). The owners, Les and Bev Goodwin, have signed the agreement in which they agreed to pay for the cost of construction and installation of sidewalks at such time as requested by the Public Works Director, the City Council, or a substantial number of property owners. The executed agreement will be recorded and run with the land, and shall be binding on the successors, heirs, or assigns of the current owners.

AGREEMENT FOR OVERHEAD
ELECTRIC LINE CROSSINGS
OF RAILROAD RIGHTS-OF-WAY

CC-7(h) The City Council approved the agreements (2) for overhead
CC-90 electric line crossings of railroad rights-of-way and authorized the Mayor to execute same on behalf of the City.

The new Industrial Substation will be interconnected to the City's existing system via new 60-kv and 12-kv lines. The routing for some of these lines cross over existing Southern Pacific Transportation Co. and Central California Traction Co. railroad rights-of-ways. Each such crossing requires an agreement between the City and the respective railroad company. Consideration in the form of a one time fee per crossing (ranging from \$330 to \$460) as well as a yearly lease per crossing in the amount of \$85.00, in the case of Southern Pacific Transportation Co., is also included in the agreements.

ITEM REMOVED FROM AGENDA

Agenda item E-24 entitled, "Architectural Agreement for upgrade/modifications for additional office space for the Electric Utility Department at the Municipal Service Center" was removed from the agenda.

COMMENTS BY CITY
COUNCIL MEMBERS

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

FIELD AND FAIR DAY
1990 APPLAUDED

Mayor Snider applauded this year's Field and Fair Day as being the best ever and thanked the hundreds of volunteers involved for making it such a huge success.

Continued September 5, 1990

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 THE DOWNTOWN AREA

CC-6 Commander Robert North of the Veterans of Foreign Wars, Lodi Post 1968, once again requested permission to place patriotic ribbons around trees in the downtown area for a prescribed period of time in remembrance of those who have given their lives and those who are missing in action in the service of their Country. Commander North was asked to contact the Public Works Department to obtain an Encroachment Permit.

TRAFFIC CONCERNS EXPRESSED
REGARDING FIELD AND FAIR DAY

CC-16 Mr. Walter Pruss, 2421 Diablo Drive, Lodi addressed the City Council suggesting that in the future the City consider closing certain streets in the area of Hutchins Street Square on Field and Fair Day as he feels the vehicular traffic in that area at that time presents a real danger to pedestrians involved in Field and Fair Day activities.

SUGGESTION REGARDING VEHICLES
SEIZED IN DRUG RAIDS

CC-75 Mr. Walter Pruss, 2421 Diablo Drive, Lodi addressed the
CC-105 City Council suggesting that the City of Lodi follow the lead of Hillsboro, Oregon in that when a "flashy" car is seized in a drug raid that it be used as a patrol vehicle and that across the hood and rear fenders the following be written, "This Car Seized in a Drug Raid".

CITIZEN EXPRESSES CONCERN
REGARDING RECENT PLANNING
COMMISSION MEETING HELD IN
STOCKTON

CC-16 Janet Pruss, 2421 Diablo Drive, Lodi asked for City Council comment on the recent Planning Commission meeting held in Stockton regarding the Lodi area.

PUBLIC HEARINGS

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Snider called for the Public Hearing to confirm the cost of weed abatement for 1990 and providing for collection.

Continued September 5, 1990

1990 WEED ABATEMENT PROGRAM

RESOLUTION NO. 90-142

CC-24(b)
CC-300

City Clerk Reimche addressed the City Council advising that several months ago the Council initiated weed abatement proceedings on various parcels throughout the City. According to the Government Code of the State of California legal noticing, including letters to the subject property owners, publications, and postings were made regarding the matter. Various public hearings regarding the program were conducted by the City Council.

Ultimately, the City abated weeds on the following parcels:

1. 2320 Grenoble Drive, Lodi, Amount \$250.00
APN 027-270-05
Chris and La Veta Keszler
317 West Lodi Avenue
Lodi, CA 95240
2. 924 Interlaken Drive, Lodi, Amount \$200.00
APN 027-270-15
Chris and La Veta Keszler
317 West Lodi Avenue
Lodi, CA 95240
3. 1403 South Lakeshore Drive, Lodi, Amount
\$175.00
APN 058-160-26
Lodi Delta Eye Medical
1617 St. Marks Plaza
Stockton, CA 95207
4. 713 South Sacramento Street, Lodi, Amount
\$300.00
APN 045-240-07
Angelantonio De Rubis
2755 Ordway Street, N. W. 406
Washington, D.C. 20008

The Government Code provides that the City Council shall set a public hearing to receive a report of the cost of abatement in front of or on each separate parcel of land where the work was done by the City. The City Council set this matter for public hearing at this meeting.

Pursuant to the State Government Code, at the time fixed for receiving and considering the Report, the legislative body shall hear it with any objections of the property owners liable to be assessed for the abatement. After confirmation of the report by the Council, a copy shall be forwarded to the County Assessor and Tax Collector who

shall add the amount of the assessments to the next regular tax bill levied against the parcels for municipal purposes.

Notice of this hearing was published pursuant to law and a copy of the notice was forwarded to the property owner under Declaration of Mailing.

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

On motion of Council Member Pinkerton, Olson second, the City Council adopted Resolution No. 90-142 - Resolution Confirming the Cost of Weed Abatement for 1990 and Providing for Collection.

PLANNING COMMISSION REPORT City Manager Peterson presented the following Planning Commission Report of the Planning Commission Meeting of August 22, 1990.

CC-35 The Planning Commission -

FOR ACTION OF THE CITY COUNCIL

1. Recommended approval of the following requests of Brad Clark Construction, Inc.:
 - a. to amend the Land Use Element of the Lodi General Plan by redesignating 2041 South Cherokee Lane from Commercial to Low Density Residential to permit construction of a 15-lot residential planned unit development;
 - b. to amend Planned Development District No. 19 (P-D(19) by redesignating the parcel at 2041 South Cherokee Lane from Neighborhood Commercial to Residential; and
 - c. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

On motion of Council Member Reid, Olson second, the City Council set the heretofore listed items for public hearing at the Regular Council Meeting of September 19, 1990.

Further, the Planning Commission -

2. Recommended that the lease on the portion of Walnut Street between South Sacramento Street and the Southern Pacific right-of-way be cancelled and the area designated for all day public parking.

Continued September 5, 1990

On motion of Council Member Reid, Olson second, the City Council requested that this matter be placed on the agenda for the September 19, 1990 Council Meeting.

The Planning Commission also -

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Phillippi Engineering, Inc. on behalf of Kettleman III, a California Limited Partnership, for a Tentative Parcel Map for Sunwest Plaza, a 23.8 acre proposed shopping center to be located at the southeast corner of Kettleman Lane (State Route 12) and Lower Sacramento Road in an area zoned C-S, Commercial Shopping.
2. Determined that a "Zoning Hardship" existed and approved the request of Terry Knutson on behalf of Cottage Bakery for a Zoning Variance to reduce the off-street parking requirement from 24 to 19 spaces to permit a warehouse addition at 203-213 South School Street in an area zoned C-2, General Commercial, and certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.
3. Determined that a Zoning Hardship did not exist and denied the request of the Bank of Lodi for a Zoning Variance to increase the allowable sign area from 224 feet to 330 feet at 701 South Ham Lane in an area zoned R-C-P, Residential-Commercial-Professional.
4. Extended for one year the request of Claude C. Wood Co., Inc. for a Use Permit for a temporary office trailer at 686 East Lockeford Street in an area zoned M-2, Heavy Industrial.
5. Reviewed a staff study of residences on South Sacramento Street in an industrial zone and requested the City Attorney to prepare an ordinance alleviating the situation.
6. Set the following requests of Geweke Properties for public hearing at 7:30 p.m., Monday, September 10, 1990:
 - a. to amend the Land Use Element of the Lodi General Plan by redesignating 1935 South Stockton Street from Industrial to High Density Residential to permit construction of 106 townhouses and apartments;
 - b. to rezone the parcel at 1935 South Stockton Street from M-2, Heavy Industrial, to R-HD, Residential, High Density; and

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- c. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

COMMUNICATIONS
(CITY CLERK)

CLAIMS CC-4(c)

On recommendation of the City's Contract Administrator and the City Attorney, on motion of Council Member Reid, Olson second, the City Council denied the following claim and referred it back to the City's Contract Administrator:

- 1. Lodi Construction/Drywall, Inc., Date of loss 3/29/90

ABC LICENSE
APPLICATIONS

CC-7(f) City Clerk Reimche presented the following Alcoholic Beverage License which had been received:

- a) Wunvilai Hagey, Thai Style, 100 West Turner Road, Ste 116-C, Lodi, On Sale Beer and Wine Eating Place, Original License.

PUC APPLICATION

CC-7(f) City Clerk Reimche presented PUC Application No. 90-08-029 filed by Pacific Gas and Electric Company (PG&E) requesting to increase its rates for natural gas services under the Annual Cost Allocation Proceeding (ACAP) adopted by the California Public Utilities Commission.

WOMEN'S CENTER REQUESTS
SUBSIDY FOR EMERGENCY
TRANSPORTATION

CC-50(a) Following receipt of a letter from Linda K. Fawcett, Executive Director, Women's Center, 620 North San Joaquin Street, Stockton, requesting subsidy for emergency transportation by the City Cab Company from the Lodi office of the Women's Center to the Stockton office of the Women's Center, the City Council requested that this matter be placed on the agenda for the September 19, 1990 City Council meeting.

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KING VIDEOCABLE COMPANY
ADVISES OF RATE ADJUSTMENT
ON CERTAIN SERVICES EFFECTIVE
OCTOBER 1, 1990.

CC-22(c) The City Council received a letter from King Videocable Company advising of a rate adjustment on certain services effective October 1, 1990.

REGULAR CALENDAR

SELF-INSURED RETENTION
WITH CALTIP

CC-21.1(i) Assistant City Manager Glenn advised the City Council that when the City joined CalTIP on July 1, 1990, we put our application on a fast track and made application by telephone pending Council's approval. This was in order to save premium dollars on our purchased transit insurance.

Due to a misunderstanding, we were granted membership on a fully insured basis with no deductible rather than a \$25,000 deductible.

One July 3, 1990 one of our Dial-A-Ride vehicles was involved in an accident and the driver cited. It now makes excellent sense to stay with the no deductible policy. CalTIP has advised us that our membership was granted on that basis and are not pushing us to change.

We were billed and have paid premium deposit for a \$0 self-insured retention.

In order to provide the proper audit trail, Council was requested to rescind Resolution 90-102 of June 20, 1990 and authorize membership in CalTIP at at \$0 self-insured retention

On motion of Council Member Pinkerton, Reid second, the City Council adopted Resolution No. 90-143 - A Resolution of the Lodi City Council Rescinding Resolution No. 90-102 and approving a \$0 self-insured retention for insurance with the California Transit Insurance Pool. The Resolution further appoints Jerry L. Glenn, Assistant City Manager, as Director and Eric Whitaker, Administrative Assistant to the City Manager, as the Alternate Director of CalTIP.

REPORT ON CITY UTILITY
DEPOSIT POLICY

CC-6 City Manager Peterson presented the following report
CC-51(a) concerning the City's policy regarding utility deposits:
CC-21(a) No formal action regarding the matter was taken by the City Council.

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At its regular meeting of Wednesday, August 15, 1990, City Council heard a request of Council Member Hinchman that the staff apprise the Council of the City's policy with regard to deposits for utility services. This memo will serve as the staff response.

Residential Customers - Normally, deposits are not required of residential customers. However, a deposit in an amount equal to two months estimated utility bills is required if:

- ° a customer has had utility service discontinued for not redeeming a returned check.
- ° a customer has had utility services discontinued for non-payment of a past due utility bill.
- ° an applicant for City services has a delinquent City account with a collection agency.
- ° an applicant for City services does not or will not present acceptable identification.

Commercial and Industrial Customers - All applicants for commercial and industrial utility accounts are required to post a deposit in an amount equal to two months estimated utility bills. This deposit is required of all new accounts and additional business locations even though the additional locations are under the same ownership. These deposits are retained by the City until the account is closed. For example, when the owner of a video store purchased an existing video store in another part of the City, a deposit was required on the account at the second store. No deposit is required if an existing business moves to a new location and the payment history has been good.

The reason for the deposit requirement on all new commercial and industrial accounts is the result of a number of recent (within the last four years) very unfavorable and expensive experiences endured by the City. An industrial customer went bankrupt leaving the City with an unpaid, and in this case uncollectible, utility bill balance of approximately \$25,000. A failed market cost the City \$16,000; another \$12,000. A restaurant that failed left the City with an \$11,000 deficit. That's a total of approximately \$64,000 in losses with just four bad experiences. Authority for the requirement of deposits is set forth in Lodi Municipal Code Section 13.04.020 which reads in part: "A deposit for the furnishing or continuance of service may be required by the director of finance in those cases where he deems it to be in the best interest of the city." This requirement has served well the City and the thousands of conscientious rate payers who

Continued September 5, 1990

make their payments on time, for it is the rate payers who suffer the disservice of the consequence of bad debts. Due in part to this requirement, the City in the last 12 months incurred only \$110,357 in utility account losses on a total billing of \$35,379,658. The result is an excellent loss ratio of just .003%.

The City makes every effort to bring utility service to new customers during non-business hours. This is sometime necessary when both the husband and the wife work during regular City Hall business hours. Such customers are advised to contact the Electric Utility Department on the City's 24-hour emergency telephone for after-hours and week-end connections. Service is usually provided the same day it is requested. These customers are requested to come to City Hall within the next five business days to complete paperwork.

Staff will be pleased to provide whatever additional information Council Members may request on this topic.

REPORT REGARDING CITY
HOUSING REHABILITATION PROGRAM

CC-25

The City Council received the following report by Community Development Director Schroeder regarding the City's Housing Rehabilitation Program: No formal action regarding the matter was taken by the City Council.

The attached report provides up-to-date information on the status of the City of Lodi Housing Rehabilitation Program.

We presently have eight (8) projects in process; one (1) of these projects is under construction; two (2) are out to bid; and five (5) are awaiting banking.

Furthermore, we also have three (3) interested homeowners on the interest list we have yet to process.

On January 25, 1990 we advertised the City of Lodi Rehabilitation Program in the Lodi Sentinel and received a response from twenty-five (25) interested parties in the City of Lodi.

Furthermore, we placed an advertisement in the Lodi Sentinel on April 17, 1990 on the Rehabilitation Program and presently have received a response from fourteen (14) interested parties from this advertisement.

Of these interested parties, the list below reflects the homeowners that are in the process of having a title search and credit check, or out to bid for construction.

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Fred Erickson 925 S. Central Lodi, CA 95240	Approx. Loan	\$15,000.00
Audrey Treichel 217 Acacia Street Lodi, CA 95240	Approx. Loan	\$35,000.00
Javier Villanueva 332 E. Maple Lodi, CA 95240	Approx. Loan	\$30,000.00
Grant Harrison 1035 S. Garfield Lodi, CA 95240	Approx. Loan	\$30,000.00
Leslie Kolb 303 Acacia Street Lodi, CA 95240	Approx. Loan	\$15,000.00
Betty Perry 205 Eden Lodi, CA 95240	Approx. Loan	\$30,000.00
Ida Hatch 435 Daisy Ave. Lodi, CA 95240	Approx. Loan	\$30,000.00
54% of Estimated Projects Being Processed		\$192,240.00
Estimated Administration Costs		<u>\$ 16,500.00</u>
		\$208,740.00

In addition to these projects, we currently have three (3) clients who are waiting to be scoped, as listed below.

Roger Taylor
420 Cherry Street
Lodi, CA 95240

Barry Hane
413 E. Locust
Lodi, CA 95240

Kathleen Silva
1035 S. Central
Lodi, CA 95240

Providing that 54% of these projects materialize, our total City of Lodi Rehabilitation allocation will be depleted and with the present amount of public awareness that has been generated, there will be a further demand for this program.

In conclusion, the status of the City of Lodi Rehabilitation Program allocation is as follows:

Four (4) projects funded:	\$119,634.00
54% of Estimated projects in process:	\$192,240.00
Estimated administration:	<u>\$ 33,000.00</u>

Total Estimated Expenditures: \$344,874.00

Total Allocation: \$333,440.63

If you have any questions or need further information, please contact me at (209) 468-3021.

Rene Jackson
Deputy Director

MEMORANDUM OF UNDERSTANDING
RELATED TO CONJUNCTIVE USE
PROGRAM FOR EASTERN SAN JOAQUIN
COUNTY GROUNDWATER BASIN

CC-90
CC-183(d)

The City Council received for review a copy of a Memorandum of Understanding between San Joaquin County North County Water Agencies and East Bay Municipal Utility District related to a conjunctive use program for the eastern San Joaquin County Groundwater Basin. After reviewing this proposed agreement with the County staff and the San Joaquin County Advisory Water Commission, it was felt that it is in everyone's best interest that the City of Lodi be a signatory to this agreement.

The goal of the conjunctive use program is to develop water management strategy programs for the waters of the Mokelumne River. The benefits include improved water management, alleviation of overdraft, reduced pumping costs, reduced seepage losses, improvement in Mokelumne River fish conditions and improvement in groundwater quality and yield.

There is no cost to the City of Lodi by entering into this agreement.

Following discussion, on motion of Council Member Pinkerton, Olson second, the City Council authorized the Mayor to execute a Memorandum of Understanding which establishes a Conjunctive Use Program for Eastern San Joaquin County Groundwater Basin.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Snider adjourned the meeting at approximately 8:32 p.m.

ATTEST:

Alice M. Reimche
Alice M. Reimche
City Clerk