



Continued August 17, 1988

VARIOUS  
SPECIFICATIONS  
APPROVED

CC-12.1(b)

The City Council approved the following specifications and authorized the advertising for bids thereon:

- a) Fifty Acton upholstered theatre chairs for Hutchins Street Square
- b) Two Digger-Derrick/Bucket Trucks

PLANS AND  
SPECIFICATIONS  
FOR WELL DRILLING,  
WELL 22, 2040  
SOUTH CHEROKEE  
LANE, APPROVED

CC-12.1(a)

The City Council approved the plans and specifications for Well Drilling, Well 22, 2040 South Cherokee Lane and authorized the advertising for bids.

DESTRUCTION OF  
CERTAIN RECORDS  
RETAINED BY CITY  
CLERK APPROVED

RES. NO. 88-108

The City Council adopted Resolution No. 88-108 approving destruction of certain records retained by the City Clerk's office pursuant to State Statute.

CC-6

AWARD BID TO FURNISH  
AND DELIVER ONE  
PARKING ENFORCEMENT  
VEHICLE

RES. NO. 88-109

The City Council adopted Resolution No. 88-109 awarding the bid in the amount of \$8,074.69 to J. M. Lift Trucks, Inc., to furnish and deliver one Parking Enforcement Vehicle as per specifications adopted by City Council and appropriated an additional sum of \$1,074.69 from the 12 Equipment Fund for the purchase.

CC-12(d)  
CC-47

The City Council was reminded that at its July 20, 1988 meeting, it approved specifications for a Parking Enforcement Vehicle and authorized the advertising for bids.

The following is a tabulation of bids received:

<u>Supplier</u>	<u>Bid Amount</u>
J. M. Lift Trucks, Inc., Stockton	\$8,074.69
Golden Bear Equipment Co., Martinez	8,914.60
West Star Distributing, Hayward	No Bid
Duke Equipment & Irrigation, Rancho Cordova	No Bid

The amount of \$7,000.00 was approved in the 1988-89 adopted Budget, therefore, an additional \$1,074.69 is necessary to make the purchase.

CONTRACT AWARDED  
FOR WELL 10-R  
STORM DRAIN

RES. NO. 88-110

The City Council adopted Resolution No. 88-110 awarding the contract for the "Well 10R Storm Drain, Lime Street to 900 Feet North of Lime Street" to Claude C. Wood Company in the amount of \$59,514.00.

CC-12(c)

Continued August 17, 1988

This project consists of furnishing and installing approximately 1,000 lineal feet of 18" storm drain which will handle start-up water and flushing for Well 10R. This line will run along the railroad right of way, tie into the existing storm drain at old Well 10, and empty into the river.

Plans and specifications for this project were approved on July 20, 1988.

The City received the following seven bids for this project:

<u>BIDDER</u>	<u>BID</u>
Engineer's Estimate	\$ 52,200.00
Claude C. Wood Company	\$ 59,514.00
Trans National Services	\$ 59,990.00
G & L Brock Construction Co.	\$ 65,654.00
Crutchfield Construction	\$ 66,897.00
DCM Construction	\$ 67,135.50
Wayne Fregien Construction	\$ 67,786.00
Daniel Ontiveros Construction Co.	\$100,856.00

SALARY ADJUSTMENTS  
FOR ELECTRIC UTILITY  
DEPARTMENT MID-  
MANAGEMENT EMPLOYEES  
APPROVED

RES. NO. 88-111  
CC-34

The City Council was apprised that over the years the City has attempted to maintain a 15% wage differential between levels of supervision. The City has done this generally in all Departments. A review of the salary schedules in the Electric Utility indicate that an adjustment is necessary for two positions in order to maintain that 15% differential.

The following chart illustrates the two problems which exist.

<u>Class</u>	<u>Compensation*</u>	<u>% Difference</u>	<u>Recommended* Compensation</u>
Assistant Utility Director	\$4965.05	7.4%	\$5315.18
Electrical Engineer	\$4621.90		
Electric Utility Supt.	\$4411.03	13.3%	\$4479.09
Senior Electric Technician	\$3894.86		

\* Includes salary, pension contribution and deferred compensation.

It was therefore recommended that the following adjustments be made to the salary schedule for Assistant Utility Director and for Electric Utility Superintendent, effective the pay period beginning August 22, 1988:

	A	B	C	D	E
Asst. Utility Director	\$3993.43	\$4193.10	\$4402.76	\$4622.90	\$4854.05
Electric Utility Supt.	\$3365.25	\$3533.51	\$3710.19	\$3895.70	\$4090.49

Continued August 17, 1988

The City Council adopted Resolution No. 88-111 approving salary adjustments, as heretofore set forth, for Electric Utility Department mid-management employees effective the pay period beginning August 22, 1988.

CLASS SPECIFICATIONS  
AND SALARY RANGES  
FOR CERTAIN CLASSES  
APPROVED

RES. NO. 88-112 The City Council adopted resolution No. 88-112 approving  
CC-34 the class specifications and the following salary ranges,  
effective the pay period beginning August 22, 1988:

	A	B	C	D	E
1) Services Division Manager	\$1828.98	\$1920.41	\$2016.43	\$2117.25	\$2223.11
1,3) Manager, Rates & Resources	\$3473.37	\$3648.44	\$3830.51	\$4021.35	\$4220.93
2,3) Sr. Electric Utility Rate Analyst	\$2991.93	\$3140.74	\$3298.30	\$3462.86	\$3636.20
2,3) Electric Utility Rate Analyst	\$2591.03	\$2720.57	\$2857.14	\$2998.93	\$3151.25
1) Electric Troubleshman	\$2795.91	\$2936.31	\$3083.10	\$3237.92	\$3399.12
1) Metering Electrician	\$2664.17	\$2797.64	\$2936.31	\$3083.65	\$3237.92
2) Electric Meter Technician	\$2936.31	\$3083.65	\$3237.92	\$3399.12	\$3568.99
2) Electrical Estimator	\$2936.31	\$3083.65	\$3237.92	\$3399.12	\$3568.99
2) Utility Service Operator	\$2664.17	\$2797.64	\$2936.31	\$3083.65	\$3237.92

- 1) New classification approved in 1988-89 Budget.
- 2) Revision of existing specifications. No change in salary.
- 3) Mid-management position.

The City Council was informed that in the 1988-89 budget, new positions were approved. Before these positions can be filled, Council must approve the class specifications and establish a salary for the positions. The salaries have been negotiated with the appropriate bargaining unit.

Other class specifications are included which are revisions of existing class specifications to reflect actual job assignments and duties. Salary adjustments are not included nor needed for those positions.

IMPROVEMENTS UNDER  
"STANDBY GENERATOR  
REPLACEMENT AT  
PUBLIC SAFETY  
BUILDING, 230 WEST  
ELM STREET",  
CONTRACT APPROVED

CC-90 The City Council accepted the improvements for "Standby Generator Replacement at the Public Safety Building, 230 West Elm Street" and directed the Public Works Director to file a Notice of Completion with the County Recorder's office.

The City Council was apprised that this project includes the removal of the existing 1941 gasoline engine and generator assembly (including asbestos insulation), the installation of a new diesel powered engine, generator with controls and wiring to the building's transfer electrical switching gear.

Continued August 17, 1988

The contract was awarded to Collins Electrical Company of Stockton on December 16, 1987, in the amount of \$81,888. A change order covering miscellaneous items reduced the amount to \$78,873. The City Council authorized the City Manager to enter into a lease-purchase agreement; thus, the final contract amount with Collins Electrical Company will be \$0.00. The lease-purchase will be handled with Caterpillar Financial Services Corporation. It will be a five-year lease with \$1.00 buy-out at the end. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

SUBDIVISION AGREE-  
MENT ADDENDUM FOR  
MAGGIO INDUSTRIAL  
PARK, UNITS 1 AND 2,  
LOCATED AT THE NORTH-  
WEST CORNER OF  
STOCKTON STREET AND  
HARNEY LANE  
APPROVED

CC-46

The City Council approved the Subdivision Agreement Addendum with Lodi Development Inc., authorized the City Manager and City Clerk to sign the subject document, and approved the appropriation of \$26,000 in gas tax funds in addition to that which was previously budgeted in the Street and Master Storm Drain Capital Improvement Program.

The City Council was apprised that the development of Maggio Industrial Park, Units 1 and 2, necessitated the widening of Harney Lane and Stockton Street as well as additional master storm drain facilities. This Subdivision Agreement Addendum covers the portion of the widening and storm drain facilities which are the City's responsibility. Since it is in the City's best interest to do this work at the same time the construction is done, the City proposed this Subdivision Agreement Addendum. The total cost of the City's responsibility for the work being done by the subdivider is \$131,000. There will be additional costs for engineering and inspection.

IMPROVEMENTS IN  
WOODLAKE NORTH  
CONDOMINIUMS, UNIT  
NO. 2, LOCATED AT  
THE SOUTHEAST CORNER  
OF WOODHAVEN LANE AND  
EILERS LANE APPROVED

RES. NO. 88-113

CC-46

The City Council adopted Resolution No. 88-113 accepting the subdivision improvements included in Woodlake North Condominiums Unit No. 2. The City Council was advised that improvements in Woodlake North Condominiums Unit No. 2 have been completed in substantial conformance with the requirements of the Subdivision Agreement between the City of Lodi and Carey Development dated August 18, 1987, and as specifically set forth in the plans and specifications approved by the City Council.

The streets were accepted as part of Woodlake North, Unit No. 2.

IMPROVEMENTS AT  
801 SOUTH LOWER  
SACRAMENTO ROAD  
(TEMPLE BAPTIST  
CHURCH) ACCEPTED

RES. NO. 88-114

The City Council adopted Resolution No. 88-114 accepting

CC-46 the development improvements included at 801 South Lower Sacramento Road.

The City Council was informed that improvements at 801 South Lower Sacramento Road have been completed in substantial conformance with the requirements of the Development Agreement between the City of Lodi and Temple Baptist Church dated June 17, 1987, and as specifically set forth in the plans and specifications approved by the City Council.

The streets to be accepted are as follows:

<u>STREETS</u>	<u>LENGTH IN MILES</u>
Lower Sacramento Road	<u>0</u>
	0 Total new miles of City streets

PUBLIC HEARING SET TO HEAR AND PASS UPON OBJECTIONS OR PROTESTS RAISED BY THE PROPERTY OWNER AT 1000 SOUTH HUTCHINS STREET REGARDING THE NOTICE TO CONSTRUCT SIDEWALKS ON THIS PROPERTY

CC-45(e)

The City Council set September 7, 1988, at 7:30 p.m., as the time to hear and pass upon objections or protests raised by the property owner at 1000 South Hutchins Street regarding the Notice to Construct Sidewalks on this property.

In March 1985, the City Council determined that it was in the City's best interest to ask property owners of developed lots to install sidewalk where none presently exists on all major street reconstruction projects. There is only one parcel on the Hutchins Street project between Rimby Avenue and Vine Street that has no existing sidewalk.

After the City Council's decision in 1985, the property owner was notified that at a later date he would be required to install this sidewalk and that he would be notified when that had to be completed. This hearing is set in compliance with the Streets and Highways Code to give the property owner an opportunity to object to or protest this decision. The property owner was recently sent a letter informing him that he would receive a Notice to Construct ten days before September 7, 1988.

RESOLUTION FIXING TAX RATE FOR THE CITY OF LODI FOR FISCAL YEAR 1988-89 ADOPTED

RES. NO. 88-115

CC-6  
CC-21(a)  
CC-177

The City Council adopted Resolution No. 88-115 entitled, "Resolution Fixing Tax Rate for the City of Lodi for Fiscal Year 1988-89".

The City Council was reminded that it is necessary to set a property tax rate for 1988-89 in order to return sufficient funds to pay the City of Lodi's annual debt service. The debt service is for the bonds authorized by the voters in 1965.

Continued August 17, 1988

The 1988-89 net secured roll for Lodi is estimated to be \$1,492,679,167. The tax rate needed to generate sufficient funds for bond debt service is calculated to be \$.0281 per \$100 of assessed value. The rate remains unchanged from the previous year.

\*\*\*\*\*

COMMENTS BY  
CITY COUNCIL  
MEMBERS

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

ADDITIONAL  
RECREATIONAL  
PROGRAMS FOR  
TEENAGERS SOUGHT  
CC-40

Council Member Hinchman requested that the Parks and Recreation Department bring forward, in the next few months, ideas for additional recreational programs for teenagers in our community.

CITY COUNCIL OFFERS  
ASSISTANCE TO CITY  
OF OAKDALE FOLLOWING  
RECENT FIRE  
CC-6

Following introduction of the matter by Mayor Pro Tempore Snider, the City Clerk was directed to contact Mayor Elmo Garcia of the City of Oakdale expressing the concern and sympathy of the citizens of Lodi regarding the recent tragic fire in Oakdale and offering the City's assistance.

CONGRATULATIONS AND  
GOOD WISHES EXTENDED  
TO RECREATION  
SUPERVISOR STEVE  
BOOMER  
CC-34

Following introduction of the matter by Mayor Pro Tempore Snider, the City Council expressed its regret in learning of the resignation of Recreation Supervisor Steve Boomer and wished him well in his new position with the Coalinga/Huron Park District.

CONCERNS EXPRESSED  
REGARDING DELAY IN  
SIGNING TURNER  
ROAD  
CC-45(a)  
CC-48(a)

Mayor Pinkerton stated that the citizens of Turner Road are taking a beating with the trucks that are traversing Turner Road and urged that it be signed in some way, right away.

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:

COMMENTS MADE BY RAY  
DAVENPORT REGARDING  
HIS PROCEEDINGS  
WITH THE CITY OF  
LODI

Mr. Ray Davenport addressed the City Council regarding various matters involving his proceedings with the City of Lodi.

CC-4(a)  
CC-4(c)  
CC-34

QUESTIONS POSED  
REGARDING FUTURE  
OF HOTEL LODI

Mr. David Rice, owner of a business located at 10 North School Street, addressed the City Council asking numerous questions regarding the Hotel Lodi.

CC-53(a)

Continued August 17, 1988

PUBLIC HEARING Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Pinkerton called for the Public Hearing called pursuant to Government Code Section 39576 to receive a report of the cost of abating weeds in front of or on each separate parcel of land where the work was done by the City of Lodi

PUBLIC HEARING TO  
RECEIVE A REPORT  
OF THE COST OF  
ABATING WEEDS AT  
713 SOUTH SACRAMENTO  
STREET

RES. NO. 88-116 The City Council was reminded that several months ago it  
CC-24(b) 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 parcel:

1. A4-03.87, 713 South Sacramento Street, Lodi  
Amount \$275.00  
P.N. 045-240-07  
Angelantonio DeRubis  
2755 Ordway Street, NW 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 the regular meeting of July 20, 1988.

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 assessment to the next regular tax bill levied against the parcel 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 a Declaration of Mailing.

A copy of the report of the Street Superintendent indicating the cost of the City Weed Abatement Program for 1988 was presented for the City Council's review.

There being no persons in the audience wishing to address the City Council regarding the matter, the public portion of the hearing was closed.

On motion of Mayor Pro Tempore Snider, Hinchman second, the City Council adopted Resolution No. 88-116 entitled, "Resolution Confirming the Cost of Weed Abatement for 1988 and Providing for Collection".

Continued August 17, 1988

PLANNING COMMISSION City Manager Peterson presented the following Planning  
REPORT Commission Report of the Planning Commission Meeting of  
August 8, 1988:

CC-35 The Planning Commission -

1. Denied the request of RoseMarie Mendonca to amend the Land Use Element of the General Plan by redesignating the parcel at 537 and 539 East Pine Street from Single-Family Residential to Commercial. The related rezoning request from R-1\*, Residential Single-Family to C-2, General-Commercial was also denied.
2. Denied the request of Steven J. Cottrell to amend the Land Use Element of the Lodi General Plan by redesignating the parcel at 230 North California Street from Low Density Residential to Neighborhood-Commercial. The related rezoning request from R-1\*, Single-Family Residential to C-1, Neighborhood-Commercial was also denied.
3. Conditionally approved a Use Permit for Daniel R. Mutch to add an attached second unit or "Granny Unit" to an existing single-family dwelling at 242 Rainier Drive in an area zoned R-2, Single-Family Residential.
4. Approved the request of Lustre-Cal Corporation for a Lot Line Adjustment to enlarge the parcel at 108 East Turner Road in an area zoned M-2, Heavy Industrial.
5. Reviewed the Use Permit of Joseph Canepa to operate a billiard lounge at 400 East Kettleman Lane. Following the review the Planning Commission extended the Use Permit for two more years.
6. Requested that the Planning staff prepare a study session on the City's Second Residential Unit (Granny Unit) Ordinance for the next Planning Commission meeting.

\* Single Family (Eastside)

COMMUNICATIONS  
(CITY CLERK)

CLAIMS CC-4(c) On recommendation of the City Attorney, the City Council, on motion of Council Member Hinchman, Olson second, denied the following claims:

Patricia L. Herbig, DOL 5/15/88, 7/12/88, and 7/26/88

ABC LICENSE  
APPLICATIONS

CC-7(f)

City Clerk Reimche presented the following applications which had been received for Alcoholic Beverage Licenses:

- a) Mak, Min Wah Ping and Yiu Hung, Lucky House, 550 South Cherokee Lane, Suite H, On Sale Beer and Wine Eating Place, Original License
- b) Lodi Sports Corporation, Inc., Lodi Sports Club, 114 North Sacramento Street, On Sale General Public Premises, Person to Person Transfer

PUC APPLICATIONS

CC-7(f)

City Clerk Reimche presented information advising that Pacific Gas and Electric Company (PG&E) filed Application No. 88-07-037 on July 20, 1988, with the California Public Utilities Commission (CPUC or Commission) requesting that

Continued August 17, 1988

the Commission establish and adopt a fair and equitable rate of return for PG&E for its 1989 attrition year under the Attrition Rate Adjustment Mechanism (ARA).

UPDATE REGARDING  
MORTGAGE CREDIT  
CERTIFICATION  
PROGRAM

CC-6  
CC-126

The City Clerk apprised the City Council that at its meeting of August 3, 1988, following receipt of a letter from Financial Services regarding Mortgage Credit Certificates, the matter was referred to staff for review.

Norman Hom, Assistant Planner, advises that the requested information regarding this matter was received too late to complete the study and report for this agenda. Therefore, the matter has been placed on the agenda list for the City Council meeting of September 7, 1988.

PROPOSITION 5  
ELECTION

CC-28  
CC-50(b)

The City Clerk apprised the City Council that in 1974 California voters approved Proposition 5, which allowed voters in any county to approve a ballot measure (by simple majority) under Article XIX, Section 4, to receive a proportionate share of state "guideway minimum" funds. Eleven urban counties have subsequently activated this provision, which by state law allows the use of state gas funds for "public mass transit guideway purposes".

Had San Joaquin County become a Proposition 5 county, prior to this fiscal year, its estimated eligible share could have been approximately \$1.2 million. Whenever a new county joins the other Proposition 5 counties, the amount available to each county diminishes. However, funds are only allocated based on submitted projects.

The San Joaquin County Board of Supervisors has committed support and endorsement to the priorities for rail service improvements of the Rail Steering Committee of the Caltrans Rail Task Force for the Amtraks "San Joaquin".

The priorities of the Rail Steering Committee focus on:

- \* Direct train service to Sacramento from Stockton
- \* Switching to Southern Pacific tracks north of Fresno
- \* Direct train service through the Altamont Pass to the Bay area
- \* Direct train service to Los Angeles

The first three priorities have direct and critical effects on San Joaquin County. These include track improvements, switching capabilities and multi-modal stations. Article XIX monies could allow for the development of these types of projects.

Presented for the City Council's review was a copy of a letter and briefing paper/staff report concerning this matter which was received from the Rail Steering Committee of Caltrans Rail Task Force Chairman, William Sousa.

Following discussion, on motion of Council Member Olson, Hinchman second, the City Council lent its support for an election to determine the views of the citizens of San Joaquin County on the issue of eligibility for obtaining the County's share of gas tax funds for Mass Transit

Continued August 17, 1988

Guideway purposes designating San Joaquin County as a Proposition 5 County, thereby being eligible to apply for Mass Transit Guideway projects for Amtrak rail service improvements.

COMMUNITY SENIOR  
CITIZEN CONCERNS  
CC-169

The City Council received the following letter signed "Seniors In Need":

"To Our Concerned City Officials of Lodi

In a recent article (June 4th) in the Lodi News Sentinel, the Lodi Senior Citizens Commission indicated a survey had been made among the elderly which indicated low cost elderly housing and improved transportation were priorities. With the windfall from the HOLZ estate received by the City - we need an ELDERLY LOW-COST HOUSING CENTER (as Holz had one-time planned).

We already have two membership senior citizen social clubs plus the LOEL Center (a non-membership community center open to all seniors). All three organizations already have planned activities and we see no need in duplicating what is already there.

As for transportation, it would be so nice to again be able to purchase ice cream on our grocery visits knowing we wouldn't have an endless wait for the Dial-A-Ride for our trip home.

WE DON'T UNDERSTAND .

Signed  
--SENIORS IN NEED--"

Following discussion, the City Clerk was directed to forward a copy of the subject letter to the Lodi Senior Citizens Commission for its review and recommendations.

City Clerk Reimche presented the following letter concerning affordable rental housing for the senior population of Lodi which had been received from the Lodi Senior Citizens Commission:

"Dear Council Members:

Due to the increasing numbers of requests for rental assistance, the Lodi Senior Commission has researched the availability of affordable rental housing for the senior population of Lodi. Enclosed is a list of the available rentals, the cost for each, and waiting list information.

Currently within the City of Lodi, the senior population is:

<u>Ages</u>	60-64	-----	2,495
	65-74	-----	3,991
	85+	-----	724

A projection by the Department of Aging states that these numbers will increase by 1990:

<u>Age</u>	60+	-----	26%
	75+	-----	82%

Additionally, 35.6% of seniors ages 60-65 and 38.8% of seniors 65 and older maintain a single household.

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For seniors 60 years of age and above, 19.3% are living below the poverty level, and 20% are dependent on SSI and SSP.

The members of the Senior Commission are concerned about the gap between income levels and the cost of rentals. We would be challenged to work with you to further address this issue.

Sincerely,

s/Delores Dickey  
Chairperson  
Lodi Senior Citizens  
Commission

s/Shirley J. Kleim  
Commission Member  
LSCC

Attachment:

SENIOR CITIZEN HOUSING AVAILABLE IN THE LODI AREA

1. CENTURY ASSEMBLY  
2110 SCARBOROUGH DRIVE  
LODI, CA  
369-0007

WAITING LIST = 10 (HOWEVER ONE STUDIO APARTMENT IS AVAILABLE AT CURRENT TIME)

2. CENTURY PLAZA  
321 W. CENTURY BLVD.  
LODI, CA  
369-4887

WAITING LIST

3. CREEKSIDE SOUTH APARTMENTS  
601 WIMBLEDON DRIVE  
LODI, CA  
369-1587

WAITING LIST = 15 (HOWEVER ONE UPSTAIRS AVAILABLE CURRENTLY)  
PRICE RANGE - \$241 to \$296

4. BETHEL GARDENS  
710 S. HAM LANE  
LODI, CA  
334-6884

WAITING LIST = 3 1/2 to 4 YEARS  
PRICE RANGE: TENANTS REQUIRED TO PAY \$170.00 per month - THE REST IS SUBSIDIZED

5. VALLEY OAKS SENIOR HOUSING  
280 OAK AVENUE  
GALT, CA 95632  
745-2444

WAITING LIST = 36  
PRICE RANGE: 1 bedroom - \$305 2 bedroom - \$335 (SOME APARTMENTS CAN BE SUBSIDIZED)

6. SUNSET APARTMENTS  
254 PALIN  
GALT, CA 95632  
745-1862

WAITING LIST

Continued August 17, 1988

7. LOCUST SQUARE SENIOR APARTMENTS  
101 WEST LOCUST  
LODI, CA  
333-7999

WAITING LIST = 3 (THESE ARE WAITING FOR ONE OF THE  
FOUR ONE BEDROOM APTS. AVAILABLE)

(CURRENTLY HAS 2 STUDIO APARTMENTS  
AVAILABLE)

PRICE RANGE: STUDIO - \$300-\$320 ONE BEDROOM -  
\$410-\$420 (ALL UTILITIES PAID)

8. ARBOR SENIOR APARTMENTS  
115 LOUIE  
LODI, CA  
333-3338

WAITING LIST = 17 (CURRENTLY THEY HAVE 4 VACANCIES)

PRICE RANGE: studio - \$765 one bedroom - \$865  
COUPLE - \$1100  
PRICE INCLUDES: 3 meals daily;  
housekeeping; trips to the store, etc.;  
all utilities paid except phone and  
cable.)

9. GOLDEN ERA HOTEL  
18 S. MAIN  
LODI, CA  
333-8866

WAITING LIST ?

PRICE RANGE: \$15.00 daily or \$205.00 per month

MADE A CALL TO JIM SCHROEDER'S OFFICE (CITY PLANNING  
DEPARTMENT) AND HE SAID THAT A GROUP WAS LOOKING AT THE  
HOTEL LODI AND HE THOUGHT THAT IT MIGHT BE TO RENOVATE FOR  
SENIOR HOUSING.

MR. DAN LOQUE FROM SACRAMENTO IS NO LONGER LOOKING AT THE  
HOTEL LODI AND HAD NO COMMENT."

Following discussion regarding the matter, the City Council  
directed that a future "Shirtsleeve Session" with the Lodi  
Senior Citizens Commission be scheduled for deliberation of  
this matter.

APPEAL OF DENIAL  
OF ENCROACHMENT  
PERMIT TO RELOCATE  
ENTRANCE TO CROCE'S  
RESTAURANT, 1800  
SOUTH CHEROKEE  
LANE

CC-6  
CC-45(a)  
CC-158

Following receipt of a letter from Angelo Fanos, appealing  
the denial of an encroachment permit to relocate the  
entrance to Croce's Restaurant, 1800 South Cherokee Lane,  
the City Council, on motion of Council Member Hinchman,  
Snider second referred the matter to staff for review and  
recommendation.

CONCEPT OF HORSE  
DRAWN WAGON-CARRIAGE  
CONCESSION AT LODI  
LAKE PARK, APPROVED

CC-27(c)  
CC-64

Following a presentation by Dave Smith requesting approval  
for Wine Country Carriage to work a horse-drawn  
wagon-carriage concession at Lodi Lake Park, the City  
Council on motion of Mayor Pro Tempore Snider, Olson

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second, conceptually approved the idea and directed the City Attorney and the Parks and Recreation Director to proceed with the preparation of a one-year contract with Mr. Smith for this concession.

REQUEST FROM LODI  
GROWER-VINTNER ALLIANCE  
TO CHANGE BILLBOARD  
DESIGN ON THE  
BILLBOARDS PROMOTING  
LODI WHICH ARE  
LOCATED NORTH AND  
SOUTH OF THE CITY  
ON THE U.S. 99  
FREEWAY APPROVED

CC-59

Mr. Stephen Manildi, Co-Chairman of the Lodi Grower-Vintner Alliance, addressed the City Council proposing a design change for the city-leased billboards which are located north and south of the City on the U.S. 99 Freeway. Mr. Manildi presented a diagram depicting the proposed new design.

Mr. Manildi advised that there would be no cost involved in repainting the billboards. The contract between the City and the billboard company is for three years and includes two repaints as part of the rental charges. This will be the second repaint under the current contract.

The City Clerk read a letter from Mary Lee Hope, President of the Lodi District Chamber of Commerce, supporting approval of the new design.

Following discussion, on motion of Council Member Reid, Snider second, the City Council approved the requested redesign of the subject billboards.

REPORT BY CITY CLERK  
REGARDING MUNICIPAL  
ELECTIONS AND VOTER  
REGISTRATION

CC-18

City Clerk Reimche gave an indepth report regarding Municipal Elections, voter turnout and voter registration.

Following discussion with questions being directed to the City Clerk, the City Council took the following actions:

- a) On motion of Council Member Hinchman, Olson second, the City Council directed the City Clerk to work with the Lodi Unified School District to develop a program to teach high school students the nuts and bolts of registering, voting, and participating effectively in the democratic process.
- b) On motion of Council Member Olson, Snider second, the City Clerk was directed to carry on an on-going campaign to encourage the citizens of this community to register and to vote.
- c) On motion of Council Member Reid, Olson second, the City Council approved a Special Allocation in the amount of of \$4,000 from the Contingency Fund to be used for the proposed education program in the schools and for an ongoing campaign to encourage voter registration and citizens to vote.
- d) On motion of Council Member Olson, Reid second, the City Council voted to urge its legislators to support a return to the positive purge.

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- e) On motion of Council Member Reid, Olson second, the City Council directed Staff to investigate the feasibility and legality of modifying its Dial-A-Ride Program to provide free rides to any citizens wishing transportation to and from a polling place on election days.
- f) The City Council directed the City Attorney to prepare a draft ordinance for Council consideration requiring that all General Municipal Elections in the City of Lodi be consolidated with the County of San Joaquin and be held in November of even-numbered years at the same time as the statewide general elections. Further, the City Clerk was directed to place this matter on the agenda for the second meeting in September.
- g) On motion of Council Member Reid, Hinchman second, the City Council directed that the City Clerk's office continue to serve the voting citizens of this community by establishing a voting precinct in City Hall for each election whereby voters can vote absentee.

ORDINANCE REGULATING  
THE NUMBER AND  
DURATION OF GARAGE  
SALES INTRODUCED

ORDINANCE NO. 1431  
INTRODUCED

CC-6  
CC-35  
CC-42

City Attorney Bobby McNatt presented for the City Council's review a draft of an amended garage sale ordinance which had been prepared pursuant to the direction of the Council provided to staff at the Council meeting of August 3, 1988.

As directed, the modified ordinance makes the following changes:

1. All provisions for requiring a permit have been deleted. The provisions of the ordinance are now explicitly limited to residential property only.
2. Addressing the concern over the length of time provided for such sales, persons or groups are now allowed to have two garage sales per year of no more than three days' duration each, or a single garage sale each year for a total of six days' duration.
3. The sign portion of the ordinance has likewise been modified to allow posting at any otherwise legally permissible location (excluding posting of signs on public utility poles, etc. which is a violation of the Penal Code), requires that the dates of the garage sale advertised appear on the face of the sign, and requires that the placement and removal of the sign occur in a prompt fashion.

Following discussion with questions being directed to the City Attorney, the City Council on motion of Mayor Pro Tempore Snider, Reid second, introduced Ordinance No. 1431 entitled, "An Ordinance of the Lodi City Council Amending Title 9 of the Lodi Municipal Code, by Adding Thereto Chapter 9.20, Regulating the conduct of Garage Sales".

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RESOLUTION ADOPTED  
ACCEPTING A  
CONDITIONAL BEQUEST  
OF THE LATE WILLIAM  
G. HOLZ TO BUILD A  
PERMANENT FACILITY  
AT HUTCHINS STREET  
SQUARE

RES. NO. 88-117 City Attorney McNatt advised the City Council that recently, the City received notice from Steven Crabtree, the attorney for the Holz estate, indicating that he believes it appropriate to make a preliminary distribution of the estate at this time, in order to allow the respective beneficiaries to expedite projects in progress. As indicated to the Council previously by letter from the City Attorney, it will be necessary for the Council to adopt a Resolution accepting the bequest. The initial amount of the preliminary distribution will be \$2 million, which can be accomplished by Labor Day weekend. It will then take another 2 - 3 months to wrap up the balance of the estate, make a final accounting and distribute the remainder to the beneficiaries.

CC-6  
CC-27(e)

On motion of Council Member Hinchman, Olson second, the City Council adopted Resolution No. 88-117 entitled, "A Resolution of the Lodi City Council to Accept a Conditional Bequest of the Late William G. Holz to Build a Permanent Facility at Hutchins Street Square".

RECESS

Mayor Pinkerton declared a five-minute recess and the City Council reconvened at approximately 8:55 p.m.

STAFF REPORT GIVEN  
REGARDING C-1  
DRAINAGE BASIN,  
THE LODI LAKE  
NATURE AREA, AND  
CAMP HUTCHINS

CC-27(c)  
CC-27(e)  
CC-40

Parks and Recreation Director Ron Williamson gave a report concerning C-1 Drainage Basin, the Lodi Lake Nature Area, and Camp Hutchins. Discussion followed with questions being directed to Mr. Williamson by the City Council. No formal action was taken by the City Council on the matter.

ITEM REMOVED FROM  
THE AGENDA

On motion of Council Member Reid, Olson second, the City Council removed from the agenda item K-7 entitled, "Approve acquisition of property at G Drainage Basin, located at the southeast corner of Lower Sacramento Road and Century Boulevard".

INSTALLATION OF  
OUTFIELD FENCE AND  
SIGNING OF SOFTBALL  
COMPLEX PARKING LOT  
APPROVED

CC-24(b)  
CC-40

The City Council was reminded that on April 20, 1988, it rejected bids on the softball complex fence project and referred it back to the Parks and Recreation Commission for discussion and appropriate action, who in turn directed Steve Boomer as Adult Sports Supervisor to bring the matter before the Adult Sports Advisory Board for review and recommendation.

The Sports Advisory Board presented to the Parks and Recreation Commission at their June meeting the various alternatives for this project. The Commission deferred its decision upon inspection of the area and directed Parks and Recreation Director Williamson to find out more about legal liability and signing of the parking lot.

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Subsequently the Commission recommended the installation of a 12-foot high cyclone fence, mowing strip, brightly painted 20-foot high foul poles, and appropriate signing of the parking lot.

Following discussion, with questions being directed to Staff, the City Council, on motion of Mayor Pro Tempore Snider, Olson second, approved the installation of a 12-foot high cyclone outfield fence and signing of the Softball Complex parking lot as a solution to damage being incurred by cars parked in the Softball Complex parking lot by errant softballs.

CONCEPT OF SELF-  
INSURANCE MEDICAL  
BENEFITS APPROVED  
BY THE CITY COUNCIL

CC-21.1(g)

Assistant City Manager Glenn reported to the City Council that the City of Lodi has been fully insured for medical insurance by Pacific Mutual Life Insurance since 1958. During that period of time, the City has enjoyed a good relationship and have never had a reason to shop for medical insurance. This policy was initially brokered by Bill Stemler. About 10 years ago, Mr. Stemler sold his business to William McCormack, DBA: Delta Benefit Plans.

For the past four years, our premiums have remained constant except for specific changes made to the plan. This, in large part, was due to favorable claims experience. In 1985, because of Federal law and the desires of our employees, we gave our employees an option to be insured with the Foundation Health Plan, a health maintenance organization (HMO). This resulted in a number of people leaving the fully-funded plan.

There are some significant differences in the plans which made the HMO more appealing to people with young families.

The net result is that presently, less than 50% of the City employees subscribe to the fully-funded plan. By the same token, over 50% of the retirees subscribe to the fully-funded plan. This selection has had an adverse impact on our experience. For instance, between April 1987 and April 1988, paid claims totalled \$409,476. Five persons, three of whom were retirees, had claims paid in excess of \$196,000.

This bad experience caused a rate increase of over 85% from \$196.40 per family per month, to \$364.58 per family per month. We asked Pacific Mutual to review this increase, but received a negative response. We attempted to market our insurance plan with other insurers and again, received less than favorable responses. At the same time, we received notification from Foundation Health Plan that premiums increased from \$205.05 per month per family to \$234.55, an increase of just over 14%.

After discussion with our broker and the General Manager of the Foundation for Medical Care, it was determined that it was feasible and practical to self-insure our medical plan.

Self insurance is not new to the City of Lodi. We have been self-insured for a number of years for Workers' Compensation, for employee dental benefits, and for public liability.

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Where available, we have purchased excess insurance to provide protection against the catastrophic incident. In the medical insurance field, there are two types of excess coverage: an individual stop loss, and an aggregate stop loss. The individual stop loss provides protection when an individual's claims reach a particular point. Aggregate stop loss provides protection for the entire group against a large number of small losses. We propose to purchase individual stop loss at \$25,000 and an aggregate stop loss at \$500,000.

Costs will be controlled in two ways. The first and most important way is through the use of preferred provider organizations (PPO). If these facilities or doctors are used, a lesser rate is charged. In the case of hospitalization, this can amount to significant savings. Secondly, for doctor care, we are doing away with 100% coverage and requiring a 20% co-payment up to \$5,000 of covered expenses. By the same token, we are eliminating the present \$100 deductible. We are also adding coverages which should make the plan more appealing to younger families in order to increase the size of the group.

The city feels confident that, financially, this plan is feasible. Using the premiums schedule submitted by the Foundation Health Plan and the number of enrollees, the plan will generate over \$400,000 in premiums.

Stop loss insurance will cost approximately \$88,000 and administrative fees will cost approximately \$10,000, leaving just over \$300,000 for claims. Last year, the City had paid claims of \$409,476, however, five individuals accounted for over \$196,000 of these expenses. If these five cases are eliminated from our experience, the paid claims for the remainder of the group was approximately \$213,000. Stop loss insurance, lower costs due to using preferred providers, additional co-payments and good luck should allow this project to be successful.

In order to have funds available to pay claims, a reserve fund should be established. In order to be on the safe side, a fund of \$100,000 seems prudent. Therefore, Council is requested to transfer the following funds to the Medical Insurance Reserve from:

General Fund Operating Reserve	\$ 78,000
Sewer Operating Reserve	4,000
Water Operating Reserve	2,000
Electric Operating Reserve	13,000
Library Operating Reserve	<u>3,000</u>

TOTAL \$100,000

These allocations are based on proportion of payroll.

The changes in plans have been presented to employee groups with an explanation of benefits for both the HMO and the Lodi Health Plan.

Following discussion, on motion of Council Member Hinchman, Snider second, the City Council accepted the concept of self-insuring medical benefits for the City of Lodi and authorized the transfer of funds as heretofore set forth to establish a reserve pool.

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APPROVAL OF AMENDMENT  
NO. 1 TO PROJECT  
AGREEMENT NO. 2 AND  
AMENDING ORDINANCE  
FOR TANC REVENUE  
ANTICIPATION NOTES,  
SERIES 1985

ORDINANCE NO. 1432  
INTRODUCED

RES. NO. 88-118  
ADOPTED

CC-7(s)  
CC-149

Electric Utility Director Henry Rice apprised the City Council that, at its July 20, 1988 meeting, the Commission of the Transmission Agency of Northern California ("TANC"), of which Lodi is a member, approved Amendment No. 1 (the "Amendment") to the Project Agreement No. 2 for the California-Oregon Transmission Project among TANC and its Members. The purpose of the Amendment is to permit TANC to utilize the remaining proceeds of its Revenue Anticipation Notes, Series 1985 (the "Notes") to be used to pay costs of acquisition and construction of the California-Oregon Transmission Project. At said meeting, the TANC Commission also adopted a supplement to its Resolution No. 85-23 (pursuant to which the Notes have been issued) for the same purpose.

In addition to the TANC Commission action noted above, to permit the expenditure of Note proceeds for such purposes it is necessary that each Member of TANC amend certain approvals given in connection with the issuance of the Notes, namely: (i) the resolutions approving Project Agreement No. 2; and (ii) the ordinance approving the issuance of the Notes.

Specifically, TANC requests that the following action be taken by each Member in the order indicated below:

1. Present the resolution approving the Amendment in the form provided.
2. Present the ordinance in the form provided amending the original ordinance relating to the Notes.
3. Within 15 days of its adoption, notice of the enactment of the ordinance in the form provided must be published in accordance with Government Code Section 6040.1.

Discussion followed with questions being directed to Mr. Rice by the City Council.

On motion of Council Member Reid, Hinchman second, the City Council introduced Ordinance No. 1432 entitled, "An Ordinance of the City Council of the City of Lodi Amending Ordinance No. 1365 Authorizing the Transmission Agency of Northern California to Issue Revenue Bonds, Notes and Other Evidences of Indebtedness".

Further, on motion of Council Member Olson, Reid second, the City Council adopted Resolution No. 88-118 entitled, "Resolution Approving and Authorizing Execution of Amendment No. 1 to Project Agreement No. 2 for the California-Oregon Transmission Project".

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## ORDINANCES

ORDINANCE ADOPTING  
NEW FEE SCHEDULE  
FOR SEWER SERVICE  
AND CONNECTIONS FEES  
ADOPTED

ORDINANCE NO. 1428  
ADOPTED

CC-6  
CC-44  
CC-149

Ordinance No. 1428 entitled, "An Ordinance of the Lodi City Council Adopting a New Fee Schedule for Sewer Service and Connection Fees, Operative October 1, 1988", having been introduced at a Regular Meeting of the Lodi City Council held August 3, 1988, was brought up for passage on motion of Council Member Reid, 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 all Council Members present.

ORDINANCE AMENDING  
SECTION 13.12.240  
OF THE LODI MUNICIPAL  
CODE ESTABLISHING  
FEES BY ORDINANCE  
INSTEAD OF RESOLUTION

ORDINANCE NO. 1429  
ADOPTED

CC-6  
CC-44  
CC-149

Ordinance No. 1429 entitled, "An Ordinance of the Lodi City Council Amending Section 13.12.240 of the Lodi Municipal Code (Ordinance No. 1307) to Establish Sewer Service and Connection Fees by Ordinance Instead of Resolution" having been introduced at a Regular Meeting of the Lodi City Council held August 3, 1988, was brought up for passage on motion of Council Member Olson, 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 all Council Members present.

CURATIVE ORDINANCE  
ESTABLISHING SCHEDULES  
FOR SEWER SERVICE AND  
CONNECTION FEES,  
NUNC PRO TUNC, ADOPTED

ORDINANCE NO. 1430  
ADOPTED

CC-6  
CC-44  
CC-149

Ordinance No. 1430 entitled, "A Curative Ordinance of the Lodi City Council Establishing Schedules for Sewer Service and Connection Fees, Nunc Pro Tunc, for Periods Between October 1, 1986 and September 30, 1987; and for the Period October 1, 1987 to September 30, 1988" having been introduced at a Regular Meeting of the Lodi City Council held August 3, 1988, was brought up for passage on motion of Council Member Hinchman, Olson 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 all Council Members present.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Pinkerton adjourned the meeting at approximately 9:45 p.m.

ATTEST:

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk