

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
MARCH 20, 1963

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, March 20, 1963. Councilmen Culbertson, Dow, Ullmann and Katzakian (Mayor) present. Brown absent.

Also present: City Manager Graves, Administrative Assistant Carlton, Planning Director Rodgers and City Attorney Mullen.

MINUTES Minutes of March 6, 1963 were approved as written and mailed on motion of Councilman Culbertson, Ullmann second.

PUBLIC HEARINGS

ERICH ADDN Notice thereof having been published in accordance with law, Mayor Katzakian opened the hearing on the intention to annex the Erich Addition. There were no protests to the proposed annexation, written or oral. The City Manager read the report from the Planning Commission recommending that the property be annexed with R-2 one family residential zoning except for a seven-acre parcel in the northeast corner which it recommends be zoned M industrial since General Mills is acquiring these seven acres. The Council discussed providing utilities for the proposed annexation. Since some areas of the property have an elevation as low as 40 and the Lake elevation varies between 40 and 41 when the dam is in, it appears that storage for storm water will have to be provided on the property. The City has no specific designs so can make no definite commitment on utilities for this area at this time. Councilman Culbertson moved the introduction of Ordinance No. 746 annexing the Erich Addition to the City of Lodi with R-2 zoning except for seven acres in the northeast corner which are to be annexed with M industrial zoning. The motion was seconded by Councilman Dow and carried.

PLANNING COMMISSION

STREET NAME CHANGE IN WILLOW GLEN The Planning Commission recommended that the portion of Roper Avenue lying between Edgewood Drive and Willow Glen Drive in the Willow Glen Subdivision be changed to Green Oaks Way. The alignment of Roper Avenue as shown on the approved map of Unit No. 3 of this subdivision has been modified from that previously indicated and no longer extends to Turner Road. The residents along the street are in favor of the change. The City Manager mentioned that it was the City which wanted the street named Roper Avenue in the first place. Councilman Culbertson moved that the proposal to change Roper Avenue in Willow Glen Subdivision to Green Oaks Way be set for public hearing on April 3, 1963. Motion was seconded by Councilman Dow and carried.

PC ACTIONS The following actions of the Planning Commission were reported:

1. Approved a zoning adjustment to change the seven lots in the Bertsch Subdivision from the R-1 residential zone to the R-2 residential zone in accordance with the provisions of Section 27-5 (d) of the Zoning Ordinance.

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2. Approved the tentative map of the Willow Glen, Unit No. 3, Subdivision consisting of ten acres divided into forty lots.
3. Approved a six-months' continuation of the C-S commercial shopping zoning for the ten-acre parcel proposed for a shopping center by Mr. William Ford at the northwest corner of Cherokee Lane and Poplar Street.

COMMUNICATIONS

C.C. WOOD CO. A letter was received from Claude C. Wood Company
 RE ABANDONING proposing that Lockeford Street be abandoned near
 PORTION OF the west end of the company's property to a point
 E. LOCKEFORD through their yard, that a cul de sac be put near
 the east end of their property on the north side of
 RES. NO. 2614 the street, and that the frontage road be extended
 ADOPTED through the west end of their property. The Company
 would give the right of way for the frontage road
 in exchange for that portion of Lockeford Street
 running through their property. The City Manager
 pointed out some of the advantages and disadvantages
 of the proposal. Mayor Katzakian said that the City
 should be cautious before deciding to abandon the
 street. Mr. Graves agreed there were long range
 problems to be considered and that an engineering
 study should be made. He said if the Council wished
 to hire a traffic engineer on a part time basis,
 Mr. Douglas Carmody, traffic engineer for the City
 of Modesto, would be available at \$5 per hour.
 Councilman Culbertson suggested that the proposal to
 abandon be set for public hearing and that meantime
 the matter be referred to the Planning Commission
 and Mr. Carmody be hired to make a study of the area.
 Councilman Dow moved the adoption of Resolution
 No. 2614, resolution of intention to abandon the
 portion of Lockeford Street bisecting the Claude C.
 Wood Company property and setting public hearing
 thereon for May 15, 1963. The motion was seconded
 by Councilman Culbertson and carried. Councilman
 Dow then moved that the proposal be referred to the
 Planning Commission for report and that the City
 employ the services of Mr. Carmody to make an
 engineering study of the proposal. Motion was
 seconded by Councilman Ullmann and carried.

REPORTS OF THE CITY MANAGER

CLAIMS Claims in the amount of \$138,102.85 were approved
 on motion of Councilman Culbertson, Dow second.

LIPILT The City Manager presented a request from Mr. R. M.
 LEASE OF Lipelt for renewal of his lease of a portion of the
 LAKE PARK Lodi Lake area adjacent to his trailer park.
 AREA Councilman Ullmann moved that the lease be renewed
 for one year starting April 1, 1963. Motion was
 seconded by Councilman Dow and carried.

LEASE - The City Manager then recommended that the City
 SPORTSMAN'S renew its lease of Lodi Sportsman's Club property
 CLUB LAND adjacent to the Mokelumne River for \$300 a year.
 The Street Department uses this area to dispose of
 leaves in the fall. On motion of Councilman Dow,
 Culbertson second, the Council approved renewal of
 the above mentioned lease for one year at \$300
 commencing April 1, 1963.

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SPECS -
TRACTOR
LOADER

Specifications for one tractor loader were approved and calling for bids authorized on motion of Councilman Culbertson, Dow second.

AB 316
AND AB 462RES. NO. 2615
ADOPTED

Mr. Graves gave a report on AB 316 and AB 462. The City of Oakdale is urging that these measures be supported. The purpose of both measures is to exempt raw materials from taxes on inventory as long as the materials are in their original packages and are not materials produced in California. Mr. Graves said that many small cities find such a tax frustrating in their attempts to attract industries. On the other hand, large cities oppose such tax exemptions as reducing their tax base. Mayor Katzakian felt that no action should be taken; he would favor a bill eliminating taxes on all inventories, but objected to these bills since they only covered some items. Councilman Culbertson disagreed, stating that small towns had a difficult time competing with large cities for industries and that legislation which would help the small cities should be encouraged. Tax-wise such legislation would have little effect on the City of Lodi. Mr. Robert Houston also spoke in behalf of the measures. Councilman Culbertson moved the adoption of Resolution No. 2615 supporting AB 316 and AB 462. Motion was seconded by Councilman Dow and carried, with Mayor Katzakian voting no.

E. LOCKEFORD
ST. PAVING

Because of the study which will be undertaken in connection with the proposal of Claude C. Wood Company that Lockeford Street be abandoned, the City Manager recommended that this year's Lockeford Street paving project be curtailed and that the street be improved easterly only as far as the frontage road. On motion of Councilman Dow, Culbertson second, the City Council approved the recommendation of the City Manager and ordered the cut back of the Lockeford Street paving program as suggested.

LODI AVE.
WIDTH EAST
OF CHEROKEE

Mr. Graves stated that original plans for Lodi Avenue from Cherokee Lane to the Freeway had been to only compact and penetrate the street this year, but since curb and gutter are being installed, he is recommending that the final paving be completed at this time. The cost of such a project would be approximately \$33,100 which could be financed from gas tax funds if it were added to the Major Streets System. He said that plans had been made for a 48' paved width which would provide two traffic lanes. Councilman Culbertson thought it would be a mistake to provide only two traffic lanes and that more consideration should be given to eventual development of the area. He suggested the installation of a temporary gutter on the north side until sufficient right of way could be acquired to make it a four-lane road. Other members of the Council agreed that four lanes appeared more desirable and on motion of Councilman Culbertson, Dow second, the matter was referred back to the Planning Commission and Engineering Department for further study.

WATER SYSTEM
PROBLEMS

The City Manager reported on the problems the Utilities Department has been experiencing with the water system. He mentioned in particular the difficulties encountered with Well No. 3. Attempts to remove the 12" casing below the 160 foot level have been unsuccessful; however, it is considered that

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LODI AVENUE
STORM DRAIN
APPROVED

the well can be developed at 160 feet, or if necessary there is a Fresno firm that could be employed to advise the City whether or not the well should be abandoned and a new well dug. In regard to complaints coming from residents of the area between Kettleman Lane and Windsor Drive that their water had an odor, Mr. Graves said that a strata of gas may have been hit and that No. 12 Well had been stopped in an effort to isolate the cause. He said that Superintendent of Utilities McLane had recommended that Well No. 3 be developed at the 160 foot level. In order to provide drainage during the drilling operations, the City Manager recommended that storm drain pipe along Lodi Avenue as shown in the Master Storm Drain Plan be installed. This sewer could be installed for approximately \$6,000 and would be large enough to handle the water. It would be preferable to paying for temporary facilities for handling the water. On motion of Councilman Dow, Culbertson second, the Council approved the development of Well No. 3 and the installation of storm drain in Lodi Avenue as recommended.

DOYLE
ENCROACHMENT
PERMIT

A request has been received from Mr. Thomas Doyle to encroach with a detached garage 1½ feet into a 12-foot easement which is on the north side of property at the northeast corner of Louie Avenue and Ham Lane. An encroachment agreement had been signed by Mr. and Mrs. Doyle which would hold the City harmless in the event of any damage to the building encroaching into the easement. The report from the Engineering Department stated that a 12-foot easement had been secured from the owner of this property rather than the usual 8 feet and the pipelines in the easement were so located that the encroachment would be no closer to the lines than the construction found in a normal easement. Councilman Culbertson moved that the agreement be accepted and that the encroachment into the easement with a detached garage be permitted as requested.

POLICE CHIEF
APPOINTMENT

The City Manager made formal announcement of the appointment of Emil Keszler as Chief of Police and recommended that the Council set his salary at \$800 per month. On motion of Councilman Dow, Ullmann second, the Council approved a salary of \$800 per month for Chief Keszler. Members of the Council commended the City Manager for his selection.

CCTCO
EASEMENT
AGREEMENT
RES. NO. 2616
ADOPTED

Mr. Graves presented an easement agreement from the Central California Traction Company to permit overhead crossing of the City's power lines over the Company's property near the frontage road. The Council adopted Resolution No. 2616 approving the agreement and authorizing its execution by the Mayor on motion of Councilman Culbertson, Ullmann second.

ORDINANCES

REZONING
816-832 S.
FAIRMONT
TO C-P

ORD. NO. 745
ADOPTED

ORDINANCE NO. 745, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING LOTS 16 THROUGH 20, CRESCENT MANOR, TO BE IN THE C-P COMMERCIAL-PROFESSIONAL OFFICE DISTRICT," having been introduced at the regular meeting of March 6, 1963, was brought up for passage on motion of Councilman Ullmann, Culbertson second. Second reading

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was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - CULBERTSON, DOW, ULLMANN,
and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - BROWN

ADJOURNMENT

The Council then adjourned to March 27, 1963, on motion of Councilman Dow, Culbertson second.


Attest: BEATRICE GARIBALDI
City Clerk