

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

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

Also present: City Manager Graves and Planning Director Rodgers.

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

PLANNING COMMISSION

DOYLE The following action of the Planning Commission was
VARIANCE reported:

At its meeting of November 18, 1963 the Planning Commission by a 4 - 3 vote approved the request of Mr. Tom Doyle for a variance to reduce the front yard requirement for a house at 810 North Ham Lane in the R-2 residential zone.

COMMUNICATIONS

BEL AIR
ESTATES RE
STORM
DRAINAGE

A letter was read from Merrill L. Stone on behalf of Bel Air Estates, Inc., requesting storm drainage and temporary ponding for 12 acres of land lying at the westerly end of Elm Street, Debbie Lane and Jerry Lane, known as the McLaughlin property, which the company wishes to subdivide. Mr. Graves stated that the Federal Housing Administration has criticized the use of temporary ponding in other areas and he was of the opinion that FHA would not approve loans for the subdivision under such circumstances. Mr. Wayne Richman, representing Bel Air Estates, said they were aware of FHA's views, but nevertheless wanted to subdivide the property. Storm drainage was the key to its development and they wanted to be satisfied that the storm water would be taken care of before making any more plans. Councilman Culbertson remarked that many catchbasins had run over during the recent storm and more lines would worsen the condition. Stating that the City should be able to provide satisfactory drainage before approving subdivisions, Councilman Culbertson moved that the request of Bel Air Estates for storm drainage with temporary ponding be denied. The motion was seconded by Councilman Dow. Councilman Ullmann said he would like to have more study made of the request. Mr. Richman asked if the Council might later approve other similar requests and was informed that no one would get preferential treatment, but the requests would be considered in the light of the problems involved. The Council discussed the three temporary ponds now in existence. The one near Lodi Memorial Hospital has given trouble. Councilman Culbertson said the City could not come to any conclusion in regard to incorporating the temporary ponds in the City system; it has not adopted a ponding system of drainage. Mr. Gordon Nichols said that in denying the request of Bel Air Estates the Council was, in effect, saying that no more subdivisions could be developed until the City has an adequate storm drainage system. Councilman Culbertson said the Council had come to this conclusion two years ago and Mr. Nichols agreed. The motion to deny the request then passed with Councilman Ullmann voting no.

Minutes of November 20, 1963 continued

ABC LICENSE A notice was read of application for transfer of alcoholic beverage license, on sale general, for Juanita S. Wilson, Silver Dollar, 13 West Kettleman Lane.

APPEAL - DOYLE VARIANCE A letter was read from Louis Hejarich, 821 Louie Avenue; Fred P. Wohl, 807 Louie Avenue; and Carl J. Simpferfer, 827 Louie Avenue. They appealed the action of the City Planning Commission in approving the request of Thomas J. Doyle for a variance to reduce the front yard requirements for his property at 810 North Ham Lane. On motion of Councilman Dow, Culbertson second, the matter was set for public hearing on December 4, 1963.

BUILDING OFFICIALS CONFERENCE A communication was received from the International Conference of Building Officials thanking the City Council for permitting Chief Building Inspector J. Paul McClure to attend its annual business meeting.

W.E. REMPFER RE LODI AVE. REZONING A letter was read from Wm. E. Rempfer stating that the real issues involved in his requests to have C-P zoning on Lodi Avenue were never considered, that the recent rezoning of Fairmont Avenue was an inconsistency on the part of the Council; that he hopes the Council will re-evaluate its position and rezone Lodi Avenue to C-P; and that he has documents, proving the decisions on his requests were politically motivated, which he will make available for public review unless new action is taken. The letter was ordered filed.

COUNTY RE MAINTENANCE OF RR CROSSING SIGNALS A letter was read from Charles W. Hawkins, Chairman of the San Joaquin County Board of Supervisors, expressing concern and opposition to the recent tendency of railroads to insist that counties and cities enter into a maintenance agreement whenever new automatic devices are installed at railroad crossings. The County is directing a letter to the Public Utilities Commission expressing the County's stand that the railroad companies should accept their obligation to maintain automatic protective devices at railroad crossings. It was suggested that City Manager Graves discuss the matter with County Administrator Kenyon.

REPORTS OF THE CITY MANAGER

CLAIMS Claims in the amount of \$150,943.61 were approved on motion of Councilman Dow, Culbertson second.

MILLS AVE. TRAFFIC - PARKING PROHIBITED The intention to prohibit parking on the east side of Mills Avenue having been carried over from the previous meeting for action, City Manager Graves reviewed the traffic problem in the area where only half of the street is dedicated and paved. A letter was read from Mr. Al Dais, who has property along the portion of street in question, stating that the traffic hazard should be corrected at once and he favored the action contemplated by the Council. The Council then adopted Resolution No. 2680 establishing a no parking zone on the east side of Mills Avenue between Colette Street and Elm Street and between Jerry Lane and Capell Drive on motion of Councilman Dow, Ullmann second.

RES. NO. 2680 ADOPTED

Minutes of November 20, 1963 continued

AWARD -
LINE TRUCK
BODY

The following bids were received on the line truck body and accessories:

RES. NO. 2681
ADOPTED

	Mid-west delivery	California delivery
Graybar Elect. Co.	\$19,044.00	\$19,772.00
Edward R. Bacon Co.	22,082.32	22,782.32
Fabco Equipment Co.	15,582.32	16,282.32

The Fabco bid meets the specifications except for a minor detail in the derrick which will not create any problems in the operation of the equipment. Mr. Graves said with only \$700 difference in the delivery points the City would be just as well off to accept delivery in California. He recommended that award be made to Fabco for delivery in Berkeley. On motion of Councilman Dow, Ullmann second, the City Council adopted Resolution No. 2681 determining that deviation in the specifications by Fabco Equipment Company was minor and that the Fabco bid was the low bid and awarding the contract for the furnishing of a line truck body to Fabco Equipment Company for a total of \$16,282.32, delivery to be made in Berkeley.

AWARD -
TRACTOR
LOADER

Mr. Graves presented the following tabulation of bids for the tractor loader:

RES. NO. 2682
ADOPTED

Lodi Tractor Company	\$3,057.00
Ghidossi & Son	3,248.97
Bechthold Tractor Service	3,263.70

He recommended that award be made to the low bidder. Councilman Dow moved the adoption of Resolution No. 2682 awarding the contract for the tractor loader to Lodi Tractor Company for a total of \$3,057.00. The motion was seconded by Councilman Culbertson and carried.

SAFETY
COUNCIL
AGREEMENT

An agreement with the San Joaquin County Safety Council was presented for Council approval. It is to cover services rendered by the Safety Council for the 1963-64 fiscal year and is similar to last year's agreement. Councilman Ullmann moved the adoption of Resolution No. 2683 approving the agreement and authorizing its execution by the Mayor. The motion was seconded by Councilman Dow and carried.

RES. NO. 2683
ADOPTED

TURFING AT
LAWRENCE
SCHOOL

The Recreation and Parks Department is requesting the allocation of \$735 for the seeding of the playground at Lawrence School. During the past year the school has installed the sprinkling system for the grounds. If the area were turfed, the City could make good use of it as another baseball facility under the agreement the City has with the schools for use of school playground areas. Mr. Graves recommended approval of the request. On motion of Councilman Dow, Culbertson second, the Council authorized the turfing of the Lawrence School playground at a cost of \$735.

1962-63
AUDIT

Copies of the 1962-63 audit having been mailed to members of the Council, the City Manager asked if there were any comments or questions thereon. The audit showed the financial records were in good order and the auditor had made no suggestions. In discussing the audit, it was mentioned that the City does not have financial records of its fixed assets at the present time, but it

Minutes of November 20, 1963 continued

might be of value in some instances, such as selling bonds. Mr. Graves said the Finance Director was working on it at the present time. On motion of Councilman Ullmann, Dow second, the 1962-63 audit was accepted.

PURCHASE
LAND AT
WELL NO. 5

Mr. Graves reported that the City needs nine feet on the north side of its well site on Mills Avenue adjacent to the Erich Subdivision. Acquisition of the additional area will also have the advantage of straightening the adjacent easement. Based on the price of the lot, the nine feet would cost the City \$459; however, the Capell Land Development Company will sell it to the City for \$250 providing the City landscapes the pump area. Stating that it was gracious of Mr. Capell to make this offer, Councilman Culbertson moved that the City purchase a nine-foot strip adjacent to the well site on Mills Avenue for \$250 and that the pump area be landscaped. The motion was seconded by Councilman Dow and carried.

ORDINANCES

REZONE LAND
BTW FAIRMONT
& HAM S OF
SYLVIA TO C-P

ORD. NO. 758
ADOPTED

ORDINANCE NO. 758, entitled "AN ORDINANCE AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING CERTAIN PROPERTY SOUTH OF SYLVIA DRIVE BETWEEN FAIRMONT AVENUE AND HAM LANE TO BE IN THE C-P COMMERCIAL-PROFESSIONAL OFFICE ZONE," having been introduced at the regular meeting of November 6, 1963, after reading of the title and waiver of further reading by motion unanimously carried, was brought up for passage on motion of Councilman Dow, Culbertson second. The ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW
and ULLMANN

NOES: Councilmen - NONE

ABSENT: Councilmen - KATZAKIAN

ADMINISTRATIVE
ASSISTANT
SALARY

Mr. Graves said he was having difficulty recruiting an administrative assistant. At the present time there are more openings than applicants. He would like to get a man with two or three years of experience, particularly in personnel, and suggested a salary range of \$630 to \$800. However, he felt that in the event he found someone without experience, that person should start at a lower salary. It was decided that the minimum salary should be lowered and that the salary at which the assistant would be hired should depend on qualifications. Councilman Culbertson moved that the salary range for administrative assistant be \$575 to \$800. The motion was seconded by Councilman Dow and carried.

There being no further business the Council adjourned.


Attest: BEATRICE GARIBALDI
City Clerk