

CITY COUNCIL, CITY OF LODI  
 COUNCIL CHAMBERS, CITY HALL  
 MAY 7, 1958

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 o'clock p.m. of Wednesday, May 7, 1958; Councilmen Brown, Culbertson, Mitchell, Robinson and Katzakian (Mayor) present; none absent. City Manager Glaves and City Attorney Mullen present.

On the motion of Councilman Mitchell, Brown second, the minutes of April 15 and April 16, 1958, were approved as written and mailed.

PUBLIC HEARINGS

REZONING Mayor Katzakian called for public hearing on  
 505 W. KETTLEMAN the rezoning of 505 West Kettleman Lane from  
 R-3 Residential to C-2 Commercial. Mr. Robert  
 ORD. NO. 615 Mertz, representing Mr. Norris Reiswig, owner  
 INTRODUCED of the property, spoke in favor of the rezoning  
 and stated that \$450 had been deposited with  
 the City as requested to cover the cost of erect-  
 ing a fence along the north and west boundaries  
 of the lot. There were no protests, either  
 written or oral. On motion of Councilman  
 Brown, Mitchell second, the Council introduced  
 Ordinance No. 615, rezoning the lot at 505  
 West Kettleman Lane to C-2 Commercial, by  
 reading of title only and waiving reading of  
 the ordinance in full.

ANNEX 75TH ADDN. The Mayor then called for public hearing on  
 the intention to annex the 75th Addition, Lands  
 ORD. NO. 616 South of East Pine Street, with M-Industrial  
 INTRODUCED zoning. There being no protests, either written  
 or oral, and the Planning Commission having  
 recommended such zoning, Ordinance No. 616 was  
 introduced on motion of Councilman Robinson,  
 Brown second, after reading by title and waiving  
 the reading of the ordinance in full.

PLANNING COMMISSION

FINAL MAP The final map of Bel Air Estates No. 3 was  
 BEL AIR NO. 3 submitted for approval. On motion of Council-  
 man Mitchell, Brown second, the Council approved  
 the map and authorized the Mayor to sign. The  
 acceptance of the streets offered for dedication  
 is subject to improvement of the streets to  
 City standards before they will be maintained  
 by the City.

COMMUNICATIONS

STATE HIGHWAY 12 Letters from the City of Rio Vista and the  
 State Division of Highways thanking the City  
 for its interest in the construction of State  
 Highway 12 from the Rio Vista bridge to the  
 Mokelumne River.

DIVIDEND FROM Letter from the State Compensation Insurance  
 STATE COMP. INS. Fund presenting a dividend check to the City  
 for \$9,170.34 and complimenting City personnel  
 for curtailment of accidents which resulted  
 in the savings. Mayor Katzakian commended the  
 employees for their safety record.

ABC LICENSE Notice of Application for Transfer of Alcoholic Beverage License, On Sale General, from Myrel C. and Wayne L. Moss, Lodi Bowl, 106 West Walnut Street.

PETITION FOR ANNEXATION BECKER ADLN. RES. NO. 2120 ADOPTED A petition from Neola and Dave Wm. Becker requesting annexation of approximately three acres west of Loma Drive and north of the Faith Tabernacle Addition. The petition further requests that the property be zoned R-4 Residential coincident with annexation and states that the boundaries of the area were approved as to definiteness and certainty by the County Boundary Commission on April 21, 1958. On motion of Councilman Brown, Mitchell second, the Council adopted Resolution No. 2120 "Resolution of the City Council of the City of Lodi Giving Notice of the Proposed Annexation of the Hereinafter Described Territory Designated as 'Becker Addition' to the City of Lodi and Classifying Said Territory in the R-4 Residential District", and setting public hearing for June 18, 1958.

## REPORTS OF THE CITY MANAGER

ELM ST. OPENING BTW. HAM & PACIFIC DOW PROPERTY TO BE CONDEMNED City Manager Graves reported that the City had been attempting to negotiate with Hugh Dow, owner of Dow's Nursery at 45 North Ham Lane, for right of way which is desired for opening of Elm Street between Ham Lane and Pacific Avenue. The City's offer of \$2700 for the half acre needed was rejected by Mr. Dow and since the right of way obtained from Stone Bros. is contingent upon acquiring the Dow property by June 1, 1958, condemnation of the property appears advisable. Councilman Mitchell moved, Brown second, that the Council proceed with condemnation of the Dow property required for opening of Elm Street between Pacific Avenue and Ham Lane. Councilman Robinson objected to paying for the property and stated that Stone Bros. had promised to obtain the right of way; therefore it was not the responsibility of the City. He stated that buying the property would set a precedent. Councilman Mitchell said the matter had been before the Council for the past four years and would not set a precedent. Mayor Katzakian and Councilman Culbertson both stated that since Elm Street was a major street, the area should be opened. The motion passed by the following vote:

AYES: Councilmen - Brown, Culbertson, Mitchell and Katzakian

NOES: Councilmen - Robinson

ABSENT: Councilmen - None

RES. NO. 2119 ADOPTED Resolution No. 2119, Authorizing and Directing Condemnation of Real Property for Public Street Purposes, was read to the Council by the City Attorney. On motion of Councilman Robinson, Culbertson second, Resolution No. 2119, was adopted by unanimous vote.

LAKE PARK  
CONCESSION  
AWARDRES. NO. 2121  
ADOPTED

The City Manager stated that five bids had been received for the Lake Park Concession. Pepsi-Cola Bottling Company of Stockton and Charles R. Senderov were high bidders, both having bid 25% of gross receipts to the City. However, the Recreation and Parks Commission recommended that the award be made to Pepsi-Cola Bottling Company since the Company had also agreed to develop the patio area around the main concession stand and to install temporary stands on week-ends. On motion of Councilman Culbertson, Brown second, the Council adopted Resolution No. 2121 awarding the contract for the Lodi Lake Park concession to Pepsi-Cola Bottling Company of Stockton.

PARKING DISTRICT  
NO. 1 - REMOVAL  
OF BUILDINGSRES. NO. 2122  
ADOPTED

Bids for the removal of the "Martz" Apartment house and two garages from lots in Parking District No. 1 had been received by the Engineering Department. The best bid on the apartment house was from Ben Schaffer for \$275. The City Manager recommended the bid be accepted if the City were able to do so. There was some question because of the fact that Mr. Schaffer was a partner of Mayor Katzakian in the real estate business. The Mayor stated that he had no previous knowledge of the bid and has no interest in such a venture. The City Attorney ruled that if the Mayor had no interest in the matter, the City could accept the bid; however, the Mayor should abstain from voting on it. The Manager reported that the best bid for the frame garage was from Clifford Davis for \$28 and for the metal garage from Fred Shaw for \$101; he recommended that these bids be accepted. On motion of Councilman Robinson, Culbertson second, the Council adopted Resolution No. 2122, awarding the apartment house to Ben Schaffer, the frame garage to Clifford Davis and the metal garage to Fred Shaw, by the following vote:

AYES: Councilmen - Brown, Culbertson,  
Mitchell and Robinson

NOES: Councilmen - None

ABSTAIN: Councilmen - Katzakian

ABSENT: Councilmen - None

SPECS HINES  
APARTMENT HOUSE

The specifications for the notice to bidders on the "Hines" apartment house was accepted and advertising for bids authorized on motion of Councilman Mitchell, Brown second.

DESIGN OF  
PARKING LOTS

The City Manager presented sketches of the designs for the parking lots in Parking District No. 1, reporting on the costs of wood or concrete bumpers and also the maintenance required if landscaping were done. After some discussion regarding landscaping the lots, the Council voted to dispense with landscaping, but to provide for permanent concrete bumpers on motion of Councilman Robinson, Mitchell second.

PARK-O-METERS  
PURCHASEDRES. NO. 2123  
ADOPTED

The City Manager recommended that the Council consider double parking meters for use in the parking lots in Parking District No. 1. He also advocated that the City buy either the Park-O-Meter automatic or the Duncan-Miller manual meters, explaining the advantages of both meters. The Park-O-Meters (Model H) would cost \$16,300 and the Duncan-Miller meters would cost \$15,925. The City is using Park-O-Meters at the present time. Councilman Culbertson, stating that it would be a convenience to local parkers to have the same type of meters installed and this outweighed the difference in cost, moved the adoption of Resolution No. 2123 awarding the contract for parking meters to the Magee-Hale Park-O-Meter Company. The motion was seconded by Councilman Robinson, and carried unanimously.

## CLAIMS

Claims in the amount of \$163,822.60 were approved on motion of Councilman Robinson, Brown second.

A report on an unsafe dwelling at 716 West Lodi Avenue was deferred to the meeting of May 21, 1958 for action.

DRIVEWAYS  
REPLACED BY  
PARKING STALLS

The City Engineer's survey of driveways and loading zones in the business district which appear to be unnecessary was reviewed by the City Manager. On motion of Councilman Robinson, Brown second, the Council ordered elimination of driveways to be replaced by on-street parking stalls in the following areas:

1. At Viola's Beauty shop, 12 North Church Street.
2. In front of Hust & Sons, 216 N. School Street.
3. Reduction of a 45' driveway to 12' on Church Street adjacent to Mitchell & Koenig.
4. At Loewen's Used Car Lot, School and Walnut Sts.
5. 37' driveway on Walnut Street adjacent to the Marvel Store parking lot.
6. On Sacramento Street adjacent to Arch Motors.

STOPS SIGNS  
AT HAM &  
LOCKEFORD ST.RES. NO. 2124  
ADOPTED

Councilman Mitchell stated that he had promised to bring the matter of stop signs at Ham Lane and Lockeford Street before the Council. He considers the present situation dangerous and wants stop signs erected on Ham Lane at Lockeford Street. At present there are stop signs on Lockeford Street at Ham Lane. The Mayor said the matter should be referred to the Planning Commission and the City Engineer for recommendation. Councilman Robinson felt the Council should be able to decide the matter without referral, and moved the adoption of Resolution No. 2124, reinstalling the stop signs on Ham Lane at Lockeford Street. The motion was seconded by Councilman Mitchell. Councilman Culbertson stated that Ham Lane was a major street and he would prefer flashing stop signs on Lockeford Street at this intersection. The City Manager read the accident report from the Chief of Police stating that accidents occurred to cars

travelling north on Ham or west on Lockeford. The City Manager felt the report indicated that the tree on Ham at the southeast corner of the intersection could be the cause. He also stated that Ham Lane was being maintained as a major street and that its use should not be discouraged. Councilman Brown stated that the traffic problem was acute around 8 and 9 a.m. and 5 p.m. and that four way-stops were required. The resolution was then adopted by the following vote.

AYES: Councilmen - Brown, Mitchell and Robinson

NOES: Councilmen - Culbertson and Katzakian

ABSENT: Councilmen - None

#### INSURANCE

The City Manager presented a report from Lobaugh & Elson, the City's Broker of Record, regarding insurance not presently carried by the City. He then presented their suggested policy for the service, handling and writing of the City's insurance. On motion of Councilman Brown, Mitchell second, the Council accepted the service policy suggested by the Broker of Record and instructed the Broker of Record to obtain insurance on contractors equipment as outlined in their report.

#### ORDINANCE

REZONING  
S. STOCKTON ST.  
ORD. NO. 614  
ADOPTED

ORDINANCE NO. 614, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING PROPERTY ON THE WEST SIDE OF SOUTH STOCKTON STREET TO BE IN THE M INDUSTRIAL ZONE", having been introduced at the regular meeting of April 16, 1958, was brought up for passage on the motion of Councilman Culbertson, Robinson second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - Brown, Culbertson, Mitchell, Robinson and Katzakian

NOES: Councilmen - None

ABSENT: Councilmen - None

#### SUPPLEMENTARY REPORTS OF THE CITY MANAGER

PUMP EASEMENT  
FROM SP CO.  
RES. NO. 2125  
ADOPTED

Easement agreement from the Southern Pacific Company for a pump pit which the City wishes to construct at the southeast corner of Sacramento and Lockeford Streets. On motion of Councilman Mitchell, Brown second, the Council adopted Resolution No. 2125 authorizing the Mayor and City Clerk to execute said document.

PEDESTRIAN  
CROSSING EASE-  
MENT FROM SP CO.  
RES. NO. 2126  
ADOPTED

Easement agreement from the Southern Pacific Company for a public pedestrian crossing over their Woodbridge Branch right of way adjacent to George Washington School. On motion of Councilman Culbertson, Brown second, the Council adopted Resolution No. 2126 authorizing the Mayor and City Clerk to execute said document.

C.R. VAN  
BUSKIRK DONATES  
PARK SITE TO  
CITY

The City Manager stated that Mr. C. R. Van Buskirk had been approached regarding the City's

desire for a park in the northwest area of the City with a view toward purchasing Mr. Van Buskirk's property at the corner of Pleasant and Daisy Avenues. However, he reported that Mr. Van Buskirk did not wish to sell the property, but wishes to give it to the City providing the City would give priority to development of the area and would construct a fence on the north side of the property. Also, the Junior Chamber of Commerce, the Recreation Department and Mr. Van Buskirk would like the Little League Baseball equipment which the Junior Chamber is securing installed at this site rather than at the Emerson School grounds as previously requested. On motion of Councilman Mitchell, Culbertson second, the Council accepted with thanks the gift of the park site from Mr. Van Buskirk. The City Manager noted that it had been contemplated to name a park after Mr. Van Buskirk because of his many years on the Recreation Commission and his long-continued interest in the welfare of the City, and he suggested that the name of Van Buskirk Park for this site would be especially appropriate. All members of the Council expressed their gratification of Mr. Van Buskirk's generosity, and on motion of Councilman Brown, Mitchell second, the Council requested the City Manager to write a letter of appreciation to Mr. Van Buskirk and requesting their permission to name the park Van Buskirk Park.

CITY MANAGER  
SALARY INCREASE

Mayor Katsakian recommended that the City Manager's salary be increased \$100 effective May 1, saying that it was more than six months since Mr. Graves had been hired and he had been promised his salary would be reviewed at the end of that period. On motion of Councilman Culbertson, Brown second, the Council increased the City Manager's salary \$100 a month effective May 1, 1958.

The Council adjourned at 10:50 p.m.

ATTEST:   
BEATRICE GARIBALDI  
City Clerk