

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, OCTOBER 4, 2005**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, October 4, 2005, commencing at 7:00 a.m.

A. ROLL CALL

Present: Council Members – Hansen, Hitchcock, Johnson, Mounce, and Mayor Beckman

Absent: Council Members – None

Also Present: City Manager King, Deputy City Attorney Magdich, and City Clerk Blackston

B. TOPIC(S)

B-1 "Review and comment on draft Americans with Disabilities Act Transition Plan"

Jerry Herzick, Building Official, distributed and reviewed a draft copy of the Americans with Disabilities Act Transition Plan (filed). He reported that Title 2 of the Americans with Disabilities Act (ADA) required state and local governments to make their programs and services accessible to persons with disabilities. ADA is a federal law that was adopted in 1990. The goals of Title 2 include mainstreaming and equal opportunity for participation in an integrated setting. ADA required, as a minimum, that the Transition Plan include a list of physical barriers and a detailed method of removing them. It was required that the Plan be completed by July 26, 1992, and that any structural modifications be completed by July 26, 1995. In 1992, the City of Lodi established an ADA Committee. The committee completed a self-evaluation of structural barriers. A Transition Plan was never approved by Council. Appendix one of the draft Plan lists accessibility improvements that have been completed since 1992, which included 45 projects and 400 curb ramps at a cost of \$7 million. In 2004, the ADA Committee was reassembled. Another evaluation was done and it was decided that the priority would be correcting or improving problems associated with assembly type occupancies and areas open to the general public. Mr. Herzick reviewed a list of barriers that were scheduled to be completed in 2005, as well as eight projects expected to require more than one year to complete (as listed on pages 3 and 4 of the Transition Plan).

In answer to Council Member Johnson, Mr. Herzick estimated the total cost of the projects to be \$200,000, excluding the Grape Bowl, citywide curb ramps, and park restrooms.

Public Works Director Prima added that block grant funds in the amount of \$150,000 annually are spent on curb ramps, which cost approximately \$10,000 each.

Council Member Hansen felt that part of the Transition Plan should be areas in which utility poles obstruct pathways.

Parks and Recreation Director Goehring reported that \$795,000 is available from Proposition 12 and 40 grants. He mentioned that two grants applied for ten months ago totaling \$2 million were denied.

Council Member Mounce asked whether the sidewalks are wide enough for businesses that have outdoor eating areas and if the City's transit system should operate during hours that would accommodate transportation to public meetings.

In reference to the Grape Bowl, Mr. Herzick reported that ELS Architecture and Urban Design consultants recommended the following options in 2002 to improve accessibility: 1) create an entry plaza on the southwest corner (current cost estimated at \$3.8 million) or 2) tunnel into the north and south berms to create new entries (current cost estimated at \$4.3 million). Mr. Herzick reviewed other major Grape Bowl deficiencies as outlined on page 5 of the Transition Plan. He expressed concern regarding safety and liability exposure to the City. He recommended that improvements be based on the desired use of the facility. The

Plan identifies Phase I (to be completed by June 2006) as seeking public input and considering the formation of an Ad Hoc Grape Bowl Committee. Phase II (to be completed by December 2007) would be to hire an architect to prepare plans that reflect the needs and desires of the City and community, and Phase III would be completion of the final construction drawings, awarding the contract, and beginning construction in 2008 or 2009. Mr. Herzick reported that staff had considered options such as making the east entrance handicap assessable and placing modular concession and restroom facilities on ground level; however, it was deemed too expensive, due to the steep sloping parking lot and need to relocate sewer, water, and electric utilities.

Council Member Mounce stated that Lodi Unified School District representatives at a recent 2x2 Committee meeting indicated that they were not interested in the situation with the Grape Bowl and would find another location for their events if necessary.

City Manager King reported that maintenance of the Grape Bowl currently costs \$60,000 annually and he hoped that, if it were rehabilitated, it could be become a revenue neutral facility.

Mayor Pro Tempore Hitchcock asked whether, in light of the deficiencies, the Grape Bowl should be closed to the public until improvements are made.

Mr. King replied that the City's best defense is showing its good faith in trying to comply with ADA requirements. He suggested that, on an interim basis, as a condition for use of the Grape Bowl it be required to have people available to provide assistance at the gate to handicapped individuals.

PUBLIC COMMENTS:

- Ed DeBenedetti, former Parks and Recreation Director, recalled that 35 years ago he suggested that the City give the Grape Bowl stadium to Lodi Unified School District; however, the District refused. At one time, he also recommended that the Grape Bowl be demolished and there was a huge public outcry against it. He doubted that the Grape Bowl would ever be able to operate without subsidy. Past attempts at concerts, etc. were unsuccessful. He recommended that no additional money be spent on the facility until a decision is made on what it is to be used for.
- Dennis Bennett expressed support for an Ad Hoc Committee to explore the viability of restoring the Grape Bowl. He noted that there is a great deal of City property adjacent to the Grape Bowl as well, which could benefit from being in a redevelopment area.
- John Ibarra stated that he inspected the Grape Bowl with City staff to find out how a wheel chair could maneuver in the facility. He reported that the ramps are very steep and his electric wheelchair was barely able to handle it. He hoped that improvements could be made to the Grape Bowl for its continued use.

Council Member Mounce mentioned that she recently attended a function of the Lodi Historical Society and the topic of the Grape Bowl arose. Initially, everyone seemed to favor restoration; however, if it meant giving up personal property rights through redevelopment, they were opposed to it.

Council Member Johnson warned against designating the Grape Bowl as an historical site because it creates too many burdens and restrictions.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:31 a.m.

ATTEST:
Susan J. Blackston, City Clerk

Americans with
Disabilities Act

TRANSITION PLAN
2005

DRAFT COPY

Transition Plan

Background

The Americans with Disabilities Act (ADA) is a federal law and was adopted in 1990. The ADA required Public Agencies including Cities to perform a self-evaluation of facilities and programs to determine what needed to be done to achieve program accessibility. Based on this evaluation, the public agency had to develop a transition plan for those barrier removal projects that would require more than a year to remove. ADA required as a minimum that the transition plan include the following:

- 1) List the physical barriers
- 2) Detail methods to remove the barriers
- 3) Provide a schedule
- 4) Name the official responsible for the plans' implementation.

This plan had to be completed by July 26, 1992. Any structural modifications had to be completed by July 26, 1995.

To comply with ADA and meet these deadlines, the City of Lodi, in 1992, established an ADA committee comprised of representatives from Public Works, Police, Fire, City Manager's office, Human Resources, Parks & Recreation, and Building Inspection with the Director of the Community Development Department as the chairperson. The City completed a very thorough self evaluation of structural barriers of all City facilities. The City completed a very thorough self-evaluation of structural barriers, however a Transitional Plan was not approved by the City Council. Notwithstanding, many of the barriers noted in the evaluation have been corrected and are listed in Appendix 1 of this plan.

In August of 2004, it was brought to the attention of City staff by a member of the disabled community that some City facilities were not in compliance. Immediately after this disclosure, the City reinstated the ADA committee with the same Department representation as in 1992. The committee has since added a member of the disabled community. The first task was to complete another self-evaluation to determine what barriers remained. This was completed by each of the various departments in January of 2005. The departments used a checklist using the ADA Accessibility Guidelines (ADAAG) and the California Building Code (CBC).

The focus of the committee gave priority to correcting or improving the accessibility to facilities open to large numbers of the general public. Although ADA has no requirements for periodic assessment and gives Cities some latitude for program accessibility, the recommendation of the Committee was to be compliant with current disabled access regulations. Furthermore, the committee recommends a schedule and method of compliance by maintaining an updated transition plan that will satisfy current ADA guidelines and California Building Code requirements.

The committee has prepared this plan to reflect the City's desire to continue to provide a realistic approach to bringing its facilities into compliance. The plan lists the most significant and visible barriers to the disabled community, details the method of compliance with ADAAG and CBC, provides a schedule for completion, and the name(s) of the official(s) responsible for the plans implementation.

The name of the official(s) responsible for the plan's implementation:

Randy Hatch, Community Development Director

Jerry Herzick, Building Official

Transition Plan

Barrier Identification and Removal Schedule

The following is a list of significant physical barriers for the disabled community that were identified during the survey of all City Facilities completed in February, 2005 or that were brought to the staff's attention by the disabled community.

The following are scheduled to be completed in 2005:

1. Elm Street parking lot accessible parking stalls

Work has begun; estimated completion date is December, 2005.

2. Carnegie Forum accessible parking stalls

Work has begun; estimated completion date is December, 2005.

3. City Website

Redesigning of website is in process allowing utilization of adaptable reading devices; estimated completion date is December, 2005.

The following will require one year or more to complete:

1. Accessible parking stalls located in the right of way in front of Lodi Stadium 12 Cinemas (north side of Elm St.).

Plans will be prepared by Public Works to correct the curb ramps, install a van accessible stall and detail the proper signage. Request to be made in 06/07 budget with an estimated completion 07/08.

2. North entrance of Hutchins Street Square

Plans are being prepared to change the grade elevation to correct the ramp slope and parking areas. Request to be made in 06/07 budget with an estimated completion 07/08.

3. Library front entrance

Provide a level compliant landing, parking and path of travel. These corrections will be completed by September, 2006.

4. City owned parking lots

The attached appendix #2 lists each lot and the recommended corrections.

5. City sidewalks and curb ramps

The City has an ongoing sidewalk repair program. The Public Works Dept. has annually obtained CDBG funds for ramps and installations.

6. Assistive listening devices for Carnegie Forum and Hutchins Street Square Theater

Provide assistive listening devices for individuals with hearing impairments. Request to be made in 06/07 budget with estimated completion of 07/08. Interim measures include individual assistance upon request.

7. City parks

Provide accessible parking stalls, path of travel and repairs. The attached appendix #3 lists each of the parks and the recommended corrections.

8. Fire Stations

Fire Station #1: Not open to the public. No accessibility improvements planned at this time.

Fire Station #2: Defer improvements regarding parking and path of travel until a decision on rehabilitation is made.

Fire Station #3: Provide one van accessible stall at the front entrance on north side of driveway on Ham Ln. This will be requested in the 06/07 budget and estimated completion is 07/08.

Interim measures to provide accessibility will include providing assistance for the persons with disabilities when any of the stations are used as a voter polling place. The front door of fire station #3 will be repaired and provided with lever action hardware, provided with a level landing and signage over the door alarm. These items will be corrected in 2005.

Grape Bowl

The Grape Bowl and all of its facilities including the stadium, concession booths, restrooms, field house, press box, and parking lot is out of compliance.

A report was prepared for The City by the consulting firm ELS Architecture and Urban Design in 2002. This report analyzed the areas of the Grape Bowl that were not ADA compliant and suggested two options. The cost estimate for Option 1 (entry plaza on southwest corner) was 3.255 million and Option 2 (tunneling new entries at the north and south berms) was 3.75 million. Based on the increase in The Engineering News Record Construction Cost Index from the date of the ELS estimate of January 2002 to August 2005 of 15.75%, Option 1 has increased to 3.8 million and Option 2 to 4.3 million. The report does not address many other areas that have deficiencies such as the field house, some bleacher sections, and playing field. No estimate has been obtained for these improvements.

As an interim measure, the use of portable buildings for restrooms and a concession on the east end of stadium was reviewed. The cost of these improvements was determined to be too great and did not correct the more serious accessibility and exiting issues. Interim measures should be discussed as part of an overall plan as described in Phase I.

Major Deficiencies

- A. The lack of an accessible path of travel and safe exit way. This includes the path of travel from the public right of way and parking lot to all areas of the stadium. There should be an inter-connected path to the bleachers, concession, restrooms, field house and field.
- B. Ramps are too steep and exceed the 1 unit vertical to 12 units horizontal or 8.33% and are not provided with landings and handrails or guardrails.
- C. Cross slopes exceed 2%.
- D. Grade elevations and unpaved or deteriorated asphalt creates tripping hazards and inaccessibility.
- E. Bleachers – stairs damaged.
- F. Restrooms – dilapidated and not accessible.
- G. Concessions – dilapidated and not accessible.
- H. Field House - dilapidated and not accessible.

It is the recommendation of the ADA Committee, due to the complexity and magnitude, to divide the project into three phases. During the interim, the events should be limited and a requirement imposed on the parties using the facilities to provide assistance for persons with physical disabilities.

Phase 1

Explore the opportunities, constraints, and costs associated with upgrading the Grape Bowl. Encourage public input and community involvement in the decision process. The scope of the project should not be limited to only accessibility but improvement based on the desired use. Interim remediation measures should be discussed in this phase. The forum for these discussions would be the Parks and Recreation Commission and/or the City Council and/or a Special Ad Hoc Committee. A preliminary meeting may also be beneficial with interested community leaders discussing options prior to bringing it to the Commission, Council, or Committee. This phase should be completed by June of 2006.

Phase II

Based on the decision from the Council in Phase I, appropriate action shall be taken which may include hiring an architect to prepare plans that reflect the needs and desires of the City and the community pending acceptance of Council. This phase should be completed by the end of 2007.

Phase III

Final construction drawings should be completed, construction contract awarded, and construction beginning in 2008/09.

Advancing to the second and third phase will, of course, be subject to budget constraints, the availability of various funding sources and the involvement of the community.

APPENDIX - 1
Accessibility Improvements
Completed Since 1992

Name of Project	Description	Completion Date
Beckman Park: Contractor	- Installation of new walkway from Ham Ln to playground area & restroom facility.	2000
Contractor	- Removed sand playground material & install Fibar (engineered wood fiber).	2000
Blakely Park: Contractor	- Remodeled existing restroom facility to meet ADA requirements.	1992
Contractor	- Relocated & Retro-Fit work of playground to meet ADA requirements.	1996
City Staff	- Constructed accessible group picnic area adjacent to the playground area.	1996
Candy Cane: Contractor	- Installed a new walkway from Holly drive to playground area, installed new Fibar ground cover & retro-fitted existing equipment with a handicap transfer point to meet ADA.	1997
Chapman Field/Armory Park: Contractor	- Installed new accessible bleachers with ramps & guard railing.	2002
City Hall:	- All accessible features including ramps, doors, elevator, and parking lot.	1996
Emerson Park: Contractor	- Installed a new accessible restroom facility.	1995
Contractor	- Remodeled "north" playground area – new handicap accessible playground Equipment and installation of poured-in-place rubber surfacing to meet ADA requirements.	2003
English Oaks Parks: Contractor	- Installed new accessible playground & Fibar ground cover material to meet ADA.	1997
Finance Bldg:	- Installed complying van accessible stall, curb ramp, & signage.	2005
Grape Bowl: Consultant	- ADA study of park site.	2002

APPENDIX - 1
Accessibility Improvements
Completed Since 1992

Name of Project	Description	Completion Date
Hale Park: Contractor	- Installed new accessible restroom & recreation structure.	1993
Contractor	- Installed new accessible playground equipment & poured-in-place rubber surfacing to meet ADA requirements.	2005
Henry Glaves Park: Contractor	- Installed new accessible playground equipment & Fibar ground cover.	1994
Contractor	- Installed a new walkway from Oxford Dr. to playground area & restroom facility also installed new Fibar ground cover to meet ADA.	2000
Katzakian Park: Contractor	- Constructed new park site with interior walkways, accessible playground equipment with Fibar ground cover and an accessible restroom facility.	2000
Kofu Park: Contractor	- Rehab of main walkway from Ham Lane to recreation building.	1993
Contractor	- Installation of accessible ramp & handrails at concession stand location.	1997
Lawrence Park: Contractor	- Installation of new accessible restroom facility.	1995
Contractor	- Installed new handicap accessible playground equipment & poured-in-place surfacing.	2003
Legion Park: Contractor	- Remodeled playground areas & picnic areas to meet ADA requirements.	1996
Contractor	- Installed new poured-in-place rubber safety material & Fibar ground cover.	2003
Lodi Lake Park: Kiwanis	- Installed new accessible playground with Fibar in the Youth Area.	1992
Contractor	- Installed new accessible Decomposed Granite trail in the Wilderness Area.	1995
Contractor	- Installed new accessible playground areas on the south side of Lodi Lake.	1998
Kiwanis	- Installed new accessible picnic area on south side of Lodi Lake.	1998
Contractor	- Installed new accessible fishing dock with walkways & hand rails.	1999
Contractor	- Installed a new walkway from south play area to Kiwanis picnic area.	2000

APPENDIX - 1
Accessibility Improvements
Completed Since 1992

Name of Project	Description	Completion Date
Contractor	- Phase I Bicycle/Accessible Pedestrian Corridor Project (Beach to Mills Ave.)	2000
Contractor	- Phase II Bicycle/Accessible Pedestrian Corridor Project (Mills Ave. to Woodbridge)	2003
MSC Parking Lot	- Installed complying parking stalls & path of travel to office.	2005
Parks & Recreation Office:		
Contractor	- Retro-fit work front counter & secretary work areas.	1996
Contractor	- Retro-fit work of restrooms.	1999
Peterson Park:		
Contractor	- Constructed new park site with interior walkways, accessible playground areas.	1997
Contractor	- Installed a new handicap accessible restroom facility.	2000
Police Facility:	- Added two (2) accessible stalls on Elm St.	2005
Salas Park:		
Contractor	- Installed new accessible playground equipment.	2001
Contractor	- Installed new poured-in-place safety surfacing & Fibar ground cover.	2003
Sidewalks City:	- Approximately 400 curb ramps installed.	Ongoing Program
Softball Complex:		
Contractor	- Installed new accessible bleachers with ramps & guard rails.	1999
VanBuskirk Park:		
Contractor	- Remodeled entire park site.	1997
Contractor	- Installed poured-in-place rubber safety surfacing.	2005
Veteran's Plaza:	- Replace sidewalks for plaza accessibility.	1997
Vinewood Park:		
City Staff	- Installed an accessible drinking fountain with walkway off of Virginia Ave.	2003

APPENDIX – 2
City Parking Lots

Project Name		Description
1.	City Lot #1: (north side of Walnut St.)	- Accessible parking stalls. Install two stalls – one van accessible at the southeast corner. Estimated completion 2005.
2.	City Lot #2: (south side of Oak St.)	- Accessible parking stalls. Install two stalls – one van accessible at Oak St. entrance or at Woolworth building rear entrance. Request to be made in 06/07 budget, estimated completion 07/08.
3.	City Lot #3: (north side of Oak St.)	- In substantial compliance.
4.	City Lot #4: (south side of Pine St.)	- Accessible parking stalls. Install two stalls – one van accessible at northeast corner with a mid-block curb cut. Request to be made in 06/07 budget, completion 07/08.
5.	Maple Square:	- Accessible parking stalls and paved path of travel. Recommendation is to declare this as surplus property to be sold.
6.	Lodi Station:	- Signage & access aisle too small. Two accessible stalls provided – provide signage and enlarge access aisle. Request to be made in 06/07 budget, completion 07/08.
7.	Public Safety (south side of Elm)	- Signage Install signage & paint symbol. 2005

APPENDIX – 3
City Parks

Project Name		Description
1.	Beckman	- Restrooms fixtures The restroom replacement is pending approval of State funding. The tentative schedule is 06/07.
2.	Hale Park	- Accessible parking stalls Install a new stall in the southeast corner of the parking lot with a curb ramp. Request to be made in 06/07 budget, completion 07/08.
3.	Henry Graves	- Restroom fixtures The restroom replacement is pending approval of State funding. The tentative schedule is 06/07.
4.	Legion Park	- Restroom accessibility on south side of park from the Vine St. entrance. The restroom replacement is pending approval of State funding. The tentative schedule is 06/07.
5.	Lodi Lake	- Boat house and boat dock Install ramps and provide path of travel. 07/08 or provide alternative and equivalent access. - Discovery Center display area Provide adequate aisle space for the disabled. 2005
6.	Parks & Recreation Annex Parking Lot	- Existing parking stall and path of travel to the office Provide a 4' path of travel in front of the stall and a new sidewalk through the landscaped area to the public sidewalk. Request to be made in 06/07 budget, completion 07/08.
7.	Salas Park	- In substantial compliance. Except repairs to signs, stripping & paving. 05/06 budget.
8.	Softball Field – Stockton St.	- Parking stalls and path of travel to the main entrance. Install a curb ramp and sidewalk to the main entrance. Request to be made in 06/07 budget, completion 07/08.
9.	Zupo Field	- Ramps to bleacher area. Two (2) accessible spaces are currently located at field level. Provide a ramped entrance to all bleacher areas. Request to be made in 07/08 budget, completion 09/10.