

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, FEBRUARY 10, 2015**

A. Roll Call by City Clerk

The Shirtsleeve Session of February 10, 2015, was called to order by Mayor Johnson at 7:01 a.m.

Present: Council Member Kuehne, Council Member Mounce, Council Member Nakanishi, Mayor Pro Tempore Chandler, and Mayor Johnson

Absent: None

Also Present: City Manager Schwabauer, and City Clerk Ferraiolo

B. Topic(s)

B-1 Receive Information Regarding Maintenance Activity, Cost, and Funding for Downtown Lodi (PW)

Public Works Director Wally Sandelin provided a PowerPoint presentation regarding maintenance activity, cost, and funding for downtown Lodi. Specific items of discussion included capital investment, Business Improvement Area No. 1, Downtown Lodi Business Partnership (DLBP) responsibilities, City responsibilities, current maintenance effort, planned maintenance, deferred maintenance, other improvements, and funding sources.

In response to Council Member Mounce, Deputy City Manager Jordan Ayers stated that the Business Improvement District (BID) loan was paid off as part of the refinancing of the debt service, which also incorporated the financing of the police station. The annual combined debt service is \$1.6 million that is spread among the Police Department, Hutchins Street Square, and the general fund. At the request of Council Member Mounce, Mr. Ayers stated he would provide Council with the exact figures.

In response to Mayor Johnson, Mr. Sandelin stated that much of the funding for the downtown improvements comes from federal, state, or transit authority funds. City Manager Schwabauer added that the downtown revitalization project was funded by the City with bonds and the parking lot reconstruction was a City-paid project.

In response to Council Member Mounce, Mr. Sandelin confirmed that most of the funding received was earmarked specifically for these projects, adding that San Joaquin Council of Governments (SJCOG) has been a strong proponent of City projects.

In response to Council Member Mounce, Mr. Sandelin stated there is only one downtown public restroom, which is located at the multimodal station and is maintained by the City.

Mr. Sandelin confirmed that the City repaired the electrical outlets downtown and stated that City staff does not hang the tree lights. In response to Council Member Mounce, Mr. Schwabauer stated that he informed the Chamber of Commerce that the outlets were repaired.

In response to Mayor Johnson, Mr. Sandelin stated that Council will have a Shirtsleeve Session on February 24 to discuss downtown lighting and that, with the assistance of the City Clerk's Office, notification will be sent to those downtown business owners who presented the petition regarding downtown concerns at the February 4 Council meeting.

Mr. Sandelin stated that the project to remove and replace the uneven pavers is \$50,000, not \$20,000 as listed on the PowerPoint, and Mr. Schwabauer added that this project will come

before Council in the near future as that issue needs to be rectified quickly. Mr. Sandelin stated that the worst locations are around the Lodi Arch, due to tree roots.

Mr. Sandelin stated that Council will soon hold its goal setting session and urged Council to let staff know which issues are most important, to which Council Member Kuehne shared his top three goals: 1) trunk lighting; 2) tree uplights; and 3) concrete and paver cleaning. Council Member Mounce concurred. Mr. Schwabauer cautioned that sidewalk cleaning is a more complicated and costly process than most think because the dirty water cannot run into the drain and must be collected and disposed of properly.

Council Member Mounce expressed support for investing money into the downtown area, especially in light of the upcoming Amgen tour, which will bring in a significant number of visitors and tourist dollars that can be used toward this effort.

Council Member Kuehne provided an example of how much effort is required to clean the concrete with little result to show for it, sharing his recent demonstration of cleaning a small portion in front of the Chamber office. He added that concrete sealers are expensive and do not last long on exposed outdoor areas and that it is even more difficult to clean the pavers because of the higher risk of damage from the extraction process.

In response to Council Member Nakanishi, Mr. Sandelin estimated that the City would need to purchase 11,000 feet of lighting to wrap the 110 downtown trees, that sidewalk cleaning could cost \$15,000 per event, and that the electric utility projects could cost as little as \$25,000 or as much as \$300,000, depending on what is to be done.

Mayor Johnson stated that he supports the Amgen tour but pointed out that many of these downtown issues were a concern well before the tour committed to come through Lodi. He further added that much of the tourism dollars will not go to the City, but rather to the hotels and restaurants, and this event will not provide the City with a significant influx of cash to pay for all of these improvements.

Council Member Mounce countered that the City will receive a portion of the sales tax and transient occupancy tax (TOT).

Council Member Mounce requested that, when the issue of downtown lighting is brought back to Council, staff include costs to install alley lighting.

In response to Council Member Kuehne, Police Chief Helms stated that there is currently funding to staff one officer downtown on bicycle patrol; however, that assignment had to be curtailed due to serious and on-going staffing shortages.

In response to Council Member Mounce, Chief Helms stated he was familiar with the federal program that supplements money for housing of new police officers; however, he was unsure if that program was still operational. Chief Helms stated the department is beginning to change how it recruits for new officers, but it is difficult to compete with other agencies when it comes to compensation packages, factoring in the police academy and when to recruit, and the turn-around time to perform background checks on applicants. In further response to Council Member Mounce, Chief Helms confirmed that Lodi does hire back retired officers to assist with the background investigations.

In response to Council Member Nakanishi, Mr. Schwabauer stated that employment contracts that offer incentives to work and stay in a community can only bind an employee by requiring that employee to pay back a portion of every year he or she leaves before the time spelled out in the contract; however, a contract cannot make an employee stay.

Council Member Kuehne shared his list of top downtown projects, including alley reconstruction, alley lighting, WiFi, and bike racks, adding that cameras and downtown restrooms are expensive projects, portable restrooms can be used during events, he would like more information on the signage program, and that public art has a funding mechanism separate from the general fund.

In response to Council Member Nakanishi, Mr. Sandelin stated that Council provided no clear direction last year regarding a downtown restroom. He stated that the restrooms at the transit facility, which are only a block from downtown, are being upgraded, will be more secure, and will be open longer hours.

Mr. Schwabauer cautioned that using general fund dollars or funding from other sources, such as federal, state, transit, or Community Development Block Grant, to pay for downtown projects will negatively affect those funds and slow down progress of the projects that were otherwise funded by those dollars. A thriving downtown is crucial for the entire community, and he stated that he believed it is important for the City to invest in its downtown, as well as those who primarily benefit from the improvements. Initially, the DLBP contributed funding in the form of assessments; however, most of the funding went toward compensation for an individual to promote downtown events and activities. Another model to consider is that any such district would pay for City services to maintain the downtown area.

Mayor Pro Tempore Chandler requested that Council be provided with a funding summary for upcoming projects and what could be negatively affected, to which Mr. Schwabauer responded that he would include that at the Council goal setting session.

Council Member Mounce suggested Council consider using the economic development catastrophic reserve to improve the health of downtown Lodi and to consider another BID that would include both the downtown and Cherokee Lane areas.

In response to Council Member Nakanishi, Mr. Schwabauer stated that the City has in the past installed street lights through the Electric Utility Department, but that is not his preferred mechanism for funding street lights.

Mayor Johnson suggested that a combination of code enforcement efforts and public benefits funds be used to rectify the lack of alley lighting, stating that code enforcement officers could require those property owners in violation of maintaining the alleyways to install the lighting.

Council Member Kuehne expressed interest in reinstating a BID and increasing the TOT. In addition, he stated he would like to see, at a minimum, one police bicycle officer downtown; increased bike racks; WiFi; alley, tree, and uplighting; and sidewalk cleaning.

Mayor Pro Tempore Chandler agreed with those priorities, adding that he would also like to see directional signage installed to guide visitors to downtown from Highways 99 and 5.

Phil Pennino expressed support for continuing to maintain downtown Lodi and pointed out the similarities between the first downtown revitalization that took place 21 years ago and the issues facing Council now. He suggested that SJCOG and the San Joaquin County Rail Commission could offer assistance in locating available funding for downtown projects and that the City will need to look toward a BID, a TOT increase, and rebate funds as well. Mr. Pennino stated he would like to see the tree lighting be returned and expressed interest in having WiFi available downtown. He further suggested adjusting the downtown cleaning days from Monday to the end of the week as most visitors enjoy downtown on Thursdays through Sundays.

C. Comments by Public on Non-Agenda Items - None.

D. Adjournment - There being no further business, the meeting was adjourned at 8:03 a.m.

ATTEST:

Jennifer M. Ferraiolo  
City Clerk