

**LODI CITY COUNCIL  
REGULAR CITY COUNCIL MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, MAY 15, 2019**

C-1 Call to Order / Roll Call

The City Council Closed Session meeting of May 15, 2019, was called to order by Mayor Chandler at 6:06 p.m.

Present: Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler  
Absent: Council Member Johnson, and Council Member Mounce  
Also Present: City Manager Schwabauer, Deputy City Attorney Fukasawa, and City Clerk Ferraiolo

C-2 Announcement of Closed Session

- a) Conference with Adele Post, Human Resources Manager, and Andrew Keys, Deputy City Manager (Labor Negotiators), Regarding Fire Mid-Management, International Brotherhood of Electrical Workers, Lodi Police Dispatchers Association, Police Officers Association of Lodi, and Police Mid-Management Pursuant to Government Code §54957.6 (CM)
- b) Prospective Sale of Real Property Located at 322 West Elm Street, Lodi, CA, APN 037-270-30, by Owner First Church of Christ Scientist Lodi, Pursuant to Government Code Section 54956.8. (CM)

C-3 Adjourn to Closed Session

At 6:06 p.m., Mayor Chandler adjourned the meeting to a Closed Session to discuss the above matters. The Closed Session adjourned at 7:02 p.m.

C-4 Return to Open Session / Disclosure of Action

At 7:08 p.m., Mayor Chandler reconvened the City Council meeting, and Deputy City Attorney Fukasawa disclosed the following actions.

Item C-2a) was discussion and direction given with no reportable action.

Item C-2b) was discussion only with no reportable action.

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B. Presentations

- B-1 Presentation Regarding Celebration of 500th Anniversary of Lodi's Sister City, Kofu, Japan (CLK)

Mayor Chandler provided a presentation regarding the recent celebration of the 500th anniversary of Lodi's Sister City, Kofu, Japan, and shared photographs of the welcome event and initial discussion with the Mayor of Kofu in his office, gift exchanges between the two cities, City presentation to Kofu Mayor Higuchi of Michael David wines, tours of a Shintu shrine and Kofu castle, ceremonial tree planting at Kofu's new historical museum, ceremonial dinner with Kofu and its sister city representatives, performance by Japanese drummers, presentation of City of Lodi's proclamation to Mayor Higuchi, and Samurai celebration and parade. Mayor Chandler stated Kofu was incredibly hospitable, and all of the City representatives who participated represented Lodi positively.

Mayor Pro Tempore Kuehne stated this was his first trip traveling abroad as a dignitary and that Kofu treated the delegation graciously, the City was extremely clean, and the people were pleasant.

Mayor Chandler thanked the Lodi Sister City for its support and encouraged a reciprocal invitation be extended to Kofu to bring its delegation to Lodi.

City Manager Schwabauer pointed out this was not a taxpayer-funded trip; the Council Members who attended covered the expense.

B-2 National Public Works Week Proclamation (PW)

Mayor Chandler presented a proclamation to Associate Civil Engineer Jimi Billigmeier proclaiming May 19-25, 2019, as National Public Works Week in Lodi. Ms. Billigmeier provided statistics on all the services Public Works staff provides and reported that its Storm Drain Detective Program was recognized by the State.

C. Consent Calendar (Reading; Comments by the Public; Council Action)

Council Member Nakanishi made a motion, second by Mayor Pro Tempore Kuehne, to approve the following items hereinafter set forth in accordance with the report and recommendation of the City Manager.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Noes: None

Absent: Council Member Johnson, and Council Member Mounce

C-1 Receive Register of Claims for April 12, 2019 through April 25, 2019 in the Amount of \$1,691,448.14 (FIN)

Claims were approved in the amount of \$1,691,448.14.

C-2 Approve Minutes (CLK)

The minutes of April 23, 2019 (Shirtsleeve Session), April 30, 2019 (Shirtsleeve Session), and April 30, 2019 (Special Meeting) were approved as written.

C-3 Approve Plans and Specifications and Authorize Advertisement for Bids for Water Meter Program Phase 8 (PW)

Approved plans and specifications and authorized advertisement for bids for Water Meter Program Phase 8.

C-4 Approve Specifications and Authorize Advertisement for Bids to Maintain Electric Utility Inventory Levels through Fiscal Year 2021/22 (EU)

Approved specifications and authorized advertisement for bids to maintain Electric Utility inventory levels through Fiscal Year 2021/22.

- C-5 Adopt Resolution Awarding Contract for Kofu Park and Legion Park Court Resurfacing Improvements to First Serve Productions, Inc., of Danville (\$81,888) (PW)

Adopted Resolution No. 2019-73 awarding contract for Kofu Park and Legion Park Court Resurfacing Improvements to First Serve Productions, Inc., of Danville, in the amount of \$81,888.

- C-6 Accept Improvements Under Contract for 2018 Pavement Crack Sealing (PW)

Accepted improvements under contract for 2018 Pavement Crack Sealing.

- C-7 Adopt Resolution Authorizing City Manager to Execute Professional Services Agreement with Efficiency Services Group, LLC, of Hillsboro, Oregon, for Energy Efficiency Services, New Program Design, and Administration (\$458,600) (EU)

Adopted Resolution No. 2019-74 authorizing the City Manager to execute Professional Services Agreement with Efficiency Services Group, LLC, of Hillsboro, Oregon, for energy efficiency services, new program design, and administration, in the amount of \$458,600.

- C-8 Adopt Resolution Authorizing City Manager to Execute Professional Services Agreement with NetFile, Inc., of Mariposa, for Electronic Statement of Economic Interest and Campaign Statement Filing System and Authorizing City Manager to Execute Extensions (Not to Exceed \$42,500) (CLK)

Adopted Resolution No. 2019-75 authorizing the City Manager to execute Professional Services Agreement with NetFile, Inc., of Mariposa, for electronic Statement of Economic Interest and Campaign Statement filing system and authorizing the City Manager to execute extensions, in an amount not to exceed \$42,500.

- C-9 Adopt Resolution Authorizing City Manager to Execute Professional Services Agreement for Construction Management Support to Upgrade McLane Substation with Leidos, of Hendersonville, Tennessee (\$110,640) (EU)

Adopted Resolution No. 2019-76 authorizing the City Manager to execute Professional Services Agreement for construction management support to upgrade McLane Substation with Leidos, of Hendersonville, Tennessee, in the amount of \$110,640.

- C-10 Adopt Resolution Approving City of Lodi Pay Schedule Dated May 1, 2019 (CM)

Adopted Resolution No. 2019-77 approving City of Lodi Pay Schedule dated May 1, 2019.

- C-11 Rescind Resolution No. 2019-59 and Adopt Resolution Approving 2019/2020 Citywide Pavement Repair Project for Road Repair and Accountability Act of 2017 Funding (PW)

Adopted Resolution No. 2019-78 rescinding Resolution No. 2019-59 and approving 2019/2020 Citywide Pavement Repair Project for Road Repair and Accountability Act of 2017 funding.

- C-12 Adopt Resolution Ratifying the San Joaquin Council of Governments' Annual Financial Plan for Fiscal Year 2019/20 (PW)

Adopted Resolution No. 2019-79 ratifying the San Joaquin Council of Governments' Annual Financial Plan for Fiscal Year 2019/20.

- C-13 Adopt Resolution Initiating Proceedings for the Levy and Collection of Assessments, Resolution Approving the Annual Report, and Resolution Declaring Intention to Levy and Collect Assessments for the Lodi Consolidated Landscape Maintenance Assessment

District No. 2003-1 for Fiscal Year 2019/20; and Set Public Hearing for June 19, 2019 (PW)

Adopted Resolution No. 2019-80 initiating proceedings for the levy and collection of assessments, Resolution No. 2019-81 approving the Annual Report, and Resolution No. 2019-82 declaring intention to levy and collect assessments for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for Fiscal Year 2019/20; and set public hearing for June 19, 2019.

C-14 Set Public Hearing for June 19, 2019 to Consider Adopting Resolution Setting Pre-Approved Engineering News Record Adjustment Index for Wastewater Rates for Residential, Commercial, and Industrial Customers (PW)

Set public hearing for June 19, 2019 to consider adopting resolution setting pre-approved Engineering News Record adjustment index for wastewater rates for residential, commercial, and industrial customers.

D. Comments by the Public on Non-Agenda Items

THE TIME ALLOWED PER NON-AGENDA ITEM FOR COMMENTS MADE BY THE PUBLIC IS LIMITED TO FIVE MINUTES.

Public comment may only be made on matters within the Lodi City Council's jurisdiction (Government Code Section 54954.3, Lodi City Council Protocol Manual Section 6.3I). The Council cannot take action or deliberate on items that are not on this agenda unless there is an emergency and the need to take action on that emergency arose after this agenda was posted (Government Code Section 54954.2(b)(2)). All other items may only be referred for review to staff or placement on a future Council agenda.

None.

E. Comments by the City Council Members on Non-Agenda Items

Council Member Nakanishi reported that this was his third trip to Japan, once as a State legislator and twice as a Lodi Sister City delegate. He described how respectful, happy, and professional the Japanese people are and what a beautiful, safe, and clean country Japan is. He further commented on the assistance United States provided Japan after World War II and stated he believes Japan would not have become so prosperous if it were not for the United States of America. He stated Japan is blessed and he had a wonderful time in Kofu.

Mayor Pro Tempore Kuehne reported on his fifth trip to Washington, D.C., as part of the San Joaquin Council of Governments One Voice trip, during which he and other representatives lobbied for San Joaquin County's infrastructure needs. Successful efforts were made toward 1) improving Stockton Metropolitan Airport with an improved terminal and lobby area, as well as getting United Airlines to fly into the airport; 2) preparing a grant for Stockton's first autonomous bus route; 3) dredging the deep water channel in order to accommodate full shipments of cargo, which will reduce traffic and pollution on the Altamont; 4) encouraging legislators to work harder to address failing transportation infrastructure in California cities; 5) discussing the growing homelessness situation across the nation and Senator Feinstein's bill for \$750 million in supportive housing funding; and 6) encouraging continuation of funding the Community Development Block Grant (CDBG) program. He added that he shared with the California Department of Housing and Urban Development Lodi's plan to use CDBG money toward a Tiny House Project, along with HEAP grant money, to help with the homeless problem, and HUD was so impressed with Lodi's creativity that it plans to report on it in its next newsletter.

Mayor Chandler reported that he too was in Washington, D.C., representing Northern California Power Agency and meeting with legislators to discuss the wildfires that are a threat to Northern California cities and a Federal Energy Regulatory Commission's ruling that threatens to take away local control. He further reported that he participated in Lodi Middle School's career day, at which he educated students on all of the functions municipal government handles that affects their daily lives.

Mayor Pro Tempore Kuehne further reported that he attended the groundbreaking ceremony for Papapavlos that is scheduled to open in Lodi soon.

F. Comments by the City Manager on Non-Agenda Items

None.

G. Public Hearings

G-1 Continued Public Hearing to Consider Adopting Resolution Approving Final 2019-23 Consolidated Plan and 2019-20 Annual Action Plan for Community Development Block Grant Program (CD)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Chandler called for the continued public hearing to consider adopting resolution approving Final 2019-23 Consolidated Plan and 2019-20 Annual Action Plan for the Community Development Block Grant (CDBG) Program.

City Manager Schwabauer reminded Council that this presentation was given twice, once to a full Council on the draft CDBG plans and once to a partial Council on the final plans. He explained that the concern during the discussion for the final plan was the \$13,071 City share of the Tiny House Project and suggested Council could take one of three potential actions: 1) approve the staff recommendation to fund the Tiny House Project; 2) apply the \$13,071 instead to the Blakely Park Project; or 3) leave the funds as unencumbered that would go through the reallocation process in fall for a different project.

Council Member Nakanishi stated he heard the full discussion at the last meeting and that, based on the fact that California Department of Housing and Urban Development supports the City's use of these funds as reported earlier by Mayor Pro Tempore Kuehne, he is in favor of the staff recommendation.

Mayor Chandler opened the public hearing for public comment.

There being no public comments, Mayor Chandler closed the public hearing.

Mayor Pro Tempore Kuehne made a motion, second by Council Member Nakanishi, to adopt Resolution No. 2019-83 approving Final 2019-23 Consolidated Plan and 2019-20 Annual Action Plan for Community Development Block Grant Program, as recommended by staff.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Noes: None

Absent: Council Member Johnson, and Council Member Mounce

G-2 Public Hearing to Consider Adopting Resolution Approving Planning Commission's Recommendation to Authorize Nine Low-Density Residential Growth Management Allocations for the Bennett – Iris Drive Subdivision (CD)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Chandler called for the public hearing to consider adopting resolution approving Planning Commission's recommendation to authorize nine Low-Density Residential Growth Management Allocations for the Bennett - Iris Drive Subdivision.

City Manager Schwabauer reported this in an in-fill project and the recommendation is that Council approve nine Low-Density Residential Growth Management Allocations for the Bennett - Iris Drive Subdivision.

Mayor Chandler opened the public hearing for public comment.

Mayor Pro Tempore Kuehne stated that, based on the site map, the homes appear to have an interesting shape, to which Mr. Schwabauer responded this is not an unusual configuration, there are other developments with a similar layout, and he does not anticipate there will be any parking issues.

Steve Pechin with Baumbach and Piazza, representing the owners of the project, took a moment to recognize the Public Works Department and staff for all it does, adding that staff often goes above and beyond to work with the public on projects and issues. Mr. Pechin confirmed this is an in-fill project and reported the Planning Commission was pleased with the layout and unanimously approved the subdivision and tentative maps. He requested Council approve the nine Growth Management Allocations. Further, Mr. Pechin stated the plan is likely to sell developed lots to custom home builders. The lots are larger, and the minimum home size will be 2,000 square feet. This development will be nicely designed homes; not a track home subdivision.

There being no further public comments, Mayor Chandler closed the public hearing.

Council Member Nakanishi stated he was pleased this was an in-fill project.

Mayor Pro Tempore Kuehne made a motion, second by Council Member Nakanishi, to adopt Resolution No. 2019-84 approving Planning Commission's recommendation to authorize nine Low-Density Residential Growth Management Allocations for the Bennett - Iris Drive Subdivision.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Nakanishi, Mayor Pro Tempore Kuehne, and Mayor Chandler

Noes: None

Absent: Council Member Johnson, and Council Member Mounce

H. Regular Calendar – None

I. Ordinances - None

J. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 7:57 p.m.

ATTEST:

Jennifer M. Ferraiolo  
City Clerk