

**LODI CITY COUNCIL  
REGULAR CITY COUNCIL MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, OCTOBER 2, 2019**

C-1 Call to Order / Roll Call

The City Council Closed Session meeting of October 2, 2019, was called to order by Mayor Chandler at 6:03 p.m.

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

Absent: None

Also Present: City Manager Schwabauer, City Attorney Magdich, and City Clerk Ferraiolo

NOTE: Council Member Johnson participated in the meeting via teleconference.

C-2 Announcement of Closed Session

- a) Conference with Adele Post, Human Resources Manager, and Andrew Keys, Deputy City Manager (Labor Negotiators), Regarding Lodi City Mid-Management Association, AFSCME General Services and Maintenance & Operators, Lodi Professional Firefighters, Executive Management, and Confidential Employees Pursuant to Government Code §54957.6 (CM)

C-3 Adjourn to Closed Session

At 6:03 p.m., Mayor Chandler adjourned the meeting to a Closed Session to discuss the above matter. The Closed Session adjourned at 7:00 p.m.

C-4 Return to Open Session / Disclosure of Action

At 7:07 p.m., Mayor Chandler reconvened the City Council meeting, and City Attorney Magdich disclosed the following action.

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

A. Call to Order / Roll Call

The Regular City Council meeting of October 2, 2019, was called to order by Mayor Chandler at 7:07 p.m.

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

Absent: None

Also Present: City Manager Schwabauer, City Attorney Magdich, and City Clerk Ferraiolo

NOTE: Council Member Johnson participated in the meeting via teleconference.

B. Presentations

- B-1 Certificate of Appreciation to Hutchins Street Square Foundation for Arbor Renovation (PRCS)

Mayor Chandler presented a Certificate of Appreciation to Hutchins Street Square Foundation President Josh Elson and other members of the board in recognition of the Foundation's

continued efforts and investment into maintaining Hutchins Street Square and specifically its most recent renovation of the arbor. Mr. Elson reported that the Foundation, which is a private, non-profit organization, raises funds for Hutchins Street Square. Sam Harper with WMB Architects stated the arbor was one of the first construction projects as part of the larger campus and it served for a long time as a beacon on what was to come with the facility. The 30-year-old arbor was in critical need of restoration, and the final project meets the original design and continues to serve as an anchor for the facility. Mr. Elson invited Council and the public to attend the Foundation's Gala in December, which is the organization's largest fundraiser.

**B-2 Domestic Violence Awareness Month Proclamation (CLK)**

Mayor Chandler presented a proclamation to volunteers of the Women's Center of San Joaquin, Linda Hammons, Linda Marshall, and Kathryn Siddle, proclaiming the month of October 2019 as Domestic Violence Awareness Month in the City of Lodi. The Council and public were invited to join the annual candlelight vigil on October 24, 2019 to honor those who lost their lives to domestic violence and in support of victims and survivors.

**B-3 Fire Prevention Week Proclamation (FD)**

Mayor Chandler presented a proclamation to Fire Marshal Brad Doell proclaiming October 6-12, 2019, as Fire Prevention Week in the City of Lodi. Fire Marshal Doell reported the Fire Department's goal is public education and prevention and it reaches out to schools, events, churches, and service groups to share the work firefighters do and the positive impact they have on the community. This year's theme is "Not Every Hero Wears a Cape - Plan and Practice Your Escape!" He encouraged anyone with questions on preparing a home escape plan in case of fire to call the Fire Department for assistance.

**B-4 Lodi Fire Department Pink October Breast Cancer Awareness Month Fundraiser Proclamation (FD)**

Mayor Chandler presented a proclamation to Fire Department Training Officer Paul Alvarez proclaiming October 2019 as Lodi Fire Department Pink October Breast Cancer Awareness Month fundraiser in the City of Lodi. Mr. Alvarez announced this is the Lodi Fire Department's 12th year participating in the fundraiser and that T-shirts will be sold at the upcoming Street Faire in downtown Lodi.

**B-5 Public Power Week Proclamation (EU)**

Mayor Chandler presented a proclamation to Electric Utility Senior Administrative Clerk Jennifer Whiteman proclaiming October 14-18, 2019, as Public Power Week in Lodi. Ms. Whiteman displayed the new T-shirts, which were designed by a local artist who won the Public Power Design Contest. This is the Electric Utility's 24th annual celebration of Public Power Week, and the department will host students from Lodi Unified School District at 11 a.m. on October 16, 2019, to tour the facility, learn about electric safety, and see line crew demonstrations. She invited Council to stop by and join in the celebration.

**B-6 Sandhill Crane Festival Proclamation (PRCS)**

Mayor Chandler presented a proclamation to Lodi Sandhill Crane Association Steering Committee members in recognition of the Lodi Sandhill Crane Festival. The 23rd annual festival will begin on November 1, 2019, with the opening of the arts show and dinner at Hutchins Street Square, followed by activities and tours. Thanks and appreciation were given to City Council and staff for its partnership with this event. Anyone interested in learning more about the event or signing up for a tour was encouraged to visit the website at [www.cranefestival.com](http://www.cranefestival.com).

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

Council Member Mounce made a motion, second by Council Member Nakanishi, to approve the following items hereinafter set forth, **except those otherwise noted**, in accordance with the

report and recommendation of the City Manager.

#### ROLL CALL VOTE

The City Council held a ROLL CALL vote (all voiced their votes).

#### VOTE:

The above motion carried by the following vote:

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

Noes: None

Absent: None

C-1 Receive Register of Claims for August 30, 2019 through September 12, 2019 in the Amount of \$3,227,582.76 (FIN)

Claims were approved in the amount of \$3,227,582.76.

C-2 Approve Minutes (CLK)

The minutes of September 4, 2019 (Regular Meeting), September 10, 2019 (Shirtsleeve Session), and September 17, 2019 (Shirtsleeve Session) were approved as written.

C-3 Approve Plans and Specifications and Authorize Advertisement for Bids for Well 3R Rehabilitation Project (PW)

Approved plans and specifications and authorized advertisement for bids for Well 3R Rehabilitation Project.

C-4 Approve Plans and Specifications for Church Street Bike and Pedestrian Improvement Project, Authorize Advertisement for Bids, and Adopt Resolution Authorizing City Manager to Procure Project Signal Equipment (\$250,000) (PW)

This item was removed from the Consent Calendar at the request of Council Member Mounce for discussion purposes.

Council Member Mounce expressed concerns about the project that were shared with her by business owners along Church Street. At one time, that portion of Church Street was two lanes, then it went to four lanes, and now it is being reduced again. She asked the Public Works Director to share what he found in his research regarding the reasoning behind expanding the street once before because at this point she feels the request to shrink it down again does not make sense and she cannot support the request. Public Works Director Charlie Swimley confirmed that he could not find much information explaining the need to expand Church Street.

Mayor Chandler pointed out the staff presentation recently at a Shirtsleeve Session demonstrated the need for this adjustment due to unimpeded traffic, fewer accidents with cars turning left, and bicycle lanes under the new design. Mr. Swimley stated the traffic models for the new design demonstrate there are less conflict points for pedestrians and vehicles and the volume the roadway can handle is extended because there will be less traffic obstruction.

Council Member Nakanishi pointed out that business owners did not express concerns or attend the public meetings regarding the project. In response to Council Member Nakanishi, Mr. Swimley confirmed that this project is associated with a grant for bike lanes.

Mayor Pro Tempore Kuehne stated the public meetings were advertised through the Chamber and business owners were notified; however, despite the packed house, no one expressed opposition.

Council Member Mounce countered that many business owners are not Chamber members and they were left out of the original conversation. Since then, they reached out to her to express their

concerns.

In response to Council Member Johnson, Mr. Swimley stated the driver behind this project was the Chamber of Commerce Vision 2020 group and its push to improve and add bike tourism, especially to and from wineries, via bike lanes. The Bike Lodi group also advocated to add bike lanes on Church Street, and the new configuration for Church Street went from four lanes to a three-lane configuration with bike lanes. Council Member Johnson stated he does not see a high number of bicyclists using the existing bike lanes throughout town, adding it does not make sense to spend a lot of money to reconfigure streets to accommodate bike lanes that are not being used. He could better understand this project if it addressed traffic flow, but not solely for bike lanes.

Mayor Chandler stated he is a cyclist and uses bike lanes throughout town because they are an environmentally-friendly, safe, and healthy way to get around town. He stated he supports the project.

Council Member Mounce agreed with Council Member Johnson, stating that she rarely sees individuals utilizing bike lanes around town, even with the push to create greater bicycle tourism in Lodi. She stated she cannot support an entire road change that only addresses adding bike lanes. She questioned if the reconfiguration will really provide a safer roadway, which will not be known until the safety numbers are brought back in the future.

In response to Council Member Johnson, Mr. Swimley stated that no parking will be lost on Church Street, but the street will gain a bike lane in each direction and will have two travel ways with a turn lane in the center. He added this project is included in the Bicycle Master Plan. In further response, Mr. Swimley stated there will be a turn lane at every intersection, similar to Elm Street which has a non-dedicated turn lane along the center of the roadway.

Mayor Pro Tempore Kuehne stated the data on this project demonstrates there will be a reduction in accidents because there will be less congestion with people turning left. He concurred with the Mayor's comments that Lodi is a tourist destination and that part of being a tourist location is having dedicated bicycle lanes.

Council Member Nakanishi stated that bicycles and places to rent and ride bikes is a trend for the future; therefore, he will support the recommendation. In response to Council Member Nakanishi, Mr. Swimley stated the grant funding is \$1.5 million dollars and there is a sunset on the availability of the funding. If the project were shelved, the City has spent to date roughly \$150,000 to \$160,000 in the design phase. At this time, Council is asking for Council approval on the plans and specifications, after which will come the procurement of signal poles.

Kathryn Siddle, representing Bike Lodi, demonstrated the popularity of bicycling in Lodi by sharing a number of recent, successful events, including the bike valet at the Farmers' Market that parked over 350 bikes, the park-to-park event with 138 participants, feedback from people who said they would bicycle more in Lodi if it were safer with bike lanes, the obvious health benefits, a request from the School District to offer more bike rodeos for kids, and helmet giveaways. Bike Lodi receives more and more requests for events and assistance in getting the word out about bicycling, and the group would like to see one street that could bring people safely downtown on bicycles.

Council Member Mounce stated she is uncertain whether center turn lanes are any safer, the City has many shelved projects, and receiving a grant for a project does not mean the community embraces the project. There should be a majority of the population in favor of a project, rather than a small percentage.

Council Member Nakanishi reminded that State money is paying for this project and the funds cannot be used for something else.

Mayor Pro Tempore Kuehne made a motion, second by Council Member Nakanishi, to approve plans and specifications for Church Street Bike and Pedestrian Improvement Project, authorized

advertisement for bids, and adopted Resolution No. 2019-213 authorizing the City Manager to procure project signal equipment, in an amount not to exceed \$250,000.

**ROLL CALL VOTE**

The City Council held a ROLL CALL vote (all voiced their votes).

**VOTE:**

The above motion carried by the following vote:

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

Noes: Council Member Mounce

Absent: None

- C-5 Adopt Resolution Authorizing City Manager to Execute Two-Year Professional Services Agreement with Interwest Consulting Group, Inc., of Roseville, for Contract Planning Services, in an Amount Not to Exceed \$210,000 per Fiscal Year and Appropriate Additional Funds (CD)

Adopted Resolution No. 2019-203 authorizing the City Manager to execute a two-year Professional Services Agreement with Interwest Consulting Group, Inc., of Roseville, for contract planning services, in an amount not to exceed \$210,000 per fiscal year and appropriating additional funds.

- C-6 Adopt Resolution Authorizing City Manager to Waive Bid Process and Execute Professional Services Agreement with DoubleMap, Inc., of Indianapolis, Indiana, for Intelligent Transportation System (\$89,024), and Appropriating Funds (\$89,024) (PW)

Adopted Resolution No. 2019-204 authorizing the City Manager to waive bid process and execute Professional Services Agreement with DoubleMap, Inc., of Indianapolis, Indiana, for Intelligent Transportation System, in the amount of \$89,024, and appropriating funds, in the amount of \$89,024.

- C-7 Adopt Resolution Authorizing City Manager to Execute Three-Year Professional Services Agreement with Vertical Communications, Inc., of Phoenix, Arizona, to Deploy, Manage, and Support Phone Services from 8x8, Inc., of San Jose (\$515,673.55) with Two Optional One-Year Extensions (Total Not to Exceed \$785,000) and Appropriating Funds (\$265,510) (CM)

Adopted Resolution No. 2019-205 authorizing the City Manager to execute a three-year Professional Services Agreement with Vertical Communications, Inc., of Phoenix, Arizona, to deploy, manage, and support phone services from 8x8, Inc., of San Jose, in the amount of \$515,673.55, with two optional one-year extensions, in a total amount not to exceed \$785,000, and appropriating funds, in the amount of \$265,510.

- C-8 Adopt Resolution Authorizing City Manager to Enter into Professional Services Agreement with Avery and Associates for Executive Level Recruitments (\$21,900 per Recruitment) (CM)

Adopted Resolution No. 2019-206 authorizing the City Manager to enter into a Professional Services Agreement with Avery and Associates for executive level recruitments, in the amount of \$21,900 per recruitment.

- C-9 Adopt Resolution Authorizing City Manager to Execute Amendment No. 1 to Professional Services Agreement with Overhead Door Company of Stockton, Inc., of Stockton, for Citywide Roll-Up Door Repair Services (\$25,000) (PW)

Adopted Resolution No. 2019-207 authorizing the City Manager to execute Amendment No. 1 to the Professional Services Agreement with Overhead Door Company of Stockton, Inc., of Stockton, for Citywide roll-up door repair services, in the amount of \$25,000.

C-10 Adopt Resolution Authorizing City Manager to Execute Amendment No. 2 to Professional Services Agreement with Contractor Compliance and Monitoring, Inc., of San Mateo, for Labor Compliance Services for White Slough Water Pollution Control Facility Storage Expansion and Surface, Agricultural, and Groundwater Supply Improvements Project (\$10,000) and Appropriating Funds (\$10,000) (PW)

Adopted Resolution No. 2019-208 authorizing the City Manager to execute Amendment No. 2 to the Professional Services Agreement with Contractor Compliance and Monitoring, Inc., of San Mateo, for labor compliance services for White Slough Water Pollution Control Facility Storage Expansion and Surface, Agricultural, and Groundwater Supply Improvements Project, in the amount of \$10,000, and appropriating funds, in the amount of \$10,000.

C-11 Adopt Resolution Authorizing City Manager to Execute Task Order No. 48 with West Yost Associates, of Davis, for White Slough Water Pollution Control Facility Design of Electrical Building and Related Improvements (\$1,355,628) and Appropriating Funds (\$1,500,000) (PW)

Adopted Resolution No. 2019-209 authorizing the City Manager to execute Task Order No. 48 with West Yost Associates, of Davis, for White Slough Water Pollution Control Facility design of electrical building and related improvements, in the amount of \$1,355,628, and appropriating funds, in the amount of \$1,500,000.

C-12 Adopt Resolution Authorizing City Manager to Execute Improvement Agreement for Rosegate II, Unit No. 1, Tract No. 3896 (PW)

Adopted Resolution No. 2019-210 authorizing the City Manager to execute Improvement Agreement for Rosegate II, Unit No. 1, Tract No. 3896.

C-13 Adopt Resolution Authorizing City Manager to Execute School Resource Officer Memorandum of Understanding with Lodi Unified School District for Four School Resource Officers for Period September 1, 2019 to June 30, 2021 (\$630,820) (PD)

Adopted Resolution No. 2019-211 authorizing the City Manager to execute School Resource Officer Memorandum of Understanding with Lodi Unified School District for four School Resource Officers for period September 1, 2019 to June 30, 2021, in the amount of \$630,820.

C-14 Adopt Resolution Approving Mosaic Mural at English Oaks Common Park Using Up to \$10,000 in Art in Public Places Funds (PRCS)

Adopted Resolution No. 2019-212 approving mosaic mural at English Oaks Common Park using up to \$10,000 in Art in Public Places funds.

C-15 Rescind Item No. Four of Resolution No. 2019-95 Approving 2019/20 Appropriations Spending Limit and Adopt Resolution Approving Correction to 2019/20 Appropriations Spending Limit (CM)

This item was removed from the Consent Calendar by Council Member Nakanishi for discussion purposes.

In response to Council Member Nakanishi, Deputy City Manager Andrew Keys explained that the Gann limit was passed decades ago and it sets limits on what an agency can appropriate. It is programmed through the legislature and is tied to population and growth in tax revenue. The set limit is more than the City of Lodi could ever spend, but it is set based on the Gann formula. The item before Council corrects a minor rounding error in the original spending limit from 0.8 percent to 0.83 percent. The change is insignificant; however, it must be corrected.

Council Member Mounce made a motion, second by Council Member Nakanishi, to adopt Resolution No. 2019-214 rescinding Item No. Four of Resolution No. 2019-95 approving 2019/20

Appropriations Spending Limit and approving correction to 2019/20 Appropriations Spending Limit.

ROLL CALL VOTE

The City Council held a ROLL CALL vote (all voiced their votes).

VOTE:

The above motion carried by the following vote:

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

Noes: None

Absent: None

C-16 Set Public Hearing for November 6, 2019 to Consider Unmet Transit Needs in Lodi (PW)

Set public hearing for November 6, 2019 to consider unmet Transit needs in Lodi.

C-17 Set Public Hearing for November 6, 2019, to Receive Comments on and Consider Accepting City of Lodi's Report on Water Quality Relative to Public Health Goals (PW)

Set public hearing for November 6, 2019 to receive comments on and consider accepting City of Lodi's Report on Water Quality Relative to Public Health Goals.

C-18 Set Public Hearing for November 6, 2019 to Consider Adoption of 2019 California Building Code, California Existing Building Code, Mechanical Code, Electrical Code, Plumbing Code, Residential Code, Green Building Standard Code, and Fire Code (CD)

Set public hearing for November 6, 2019 to consider adoption of 2019 California Building Code, California Existing Building Code, Mechanical Code, Electrical Code, Plumbing Code, Residential Code, Green Building Standard Code, and Fire Code.

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.

Roger Coover, new Director of the Lodi Boys and Girls Club, introduced himself to the Council and public, stating his goal is to work with the Board of Directors to restructure and reorganize the Club to make it more efficient. In addition to cleaning up the organization, the Boys and Girls Club has fixed locks, corrected electrical issues, trained staff, and created additional professional programs that help with homework, teach leadership, and play brain games, all to keep kids off of the streets. The Lodi Boys and Girls Club serves over 500 kids a year, and he hopes that number increases. Mr. Coover stated he will be working with the School District to resolve transportation issues that limit people from participating due to the difficulty in dropping kids off at the facility in the afternoon. He stated the Club struggled for a while but is still open, and he hopes for continued community support to ensure the Club's success. Mr. Coover invited Council to hold a Shirtsleeve Session at the Lodi Boys and Girls Club to see the services and tour the facility.

Council Member Mounce pointed out there is a program through the City's GrapeLine service where students can ride free. Mr. Coover stated the issue is that the bus stops do not come close enough to the Club, which is a concern for parents because they do not want their children walking alone to get to the site. Club staff is willing to meet children at a bus stop if it were closer. Council Member Mounce added that years ago the City used to auction a dinner that was

purchased, cooked, and served by Council as a fundraiser for the Lodi Boys and Girls Club and suggested the City consider re-implementing that event.

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

Council Member Mounce reported a number of meetings she attended recently, including 1) WorkNet's Citizenship Day, at which she welcomed participants and spoke on the importance of voicing concerns and fighting for one's rights; 2) Nikki's Place candlelight vigil, along with Community Liaison Officer Dan Schiele, in support for kids facing Opioid addiction and to bring awareness of the need for more detox centers in Lodi; and 3) met with the City Attorney. While at City Hall, she noticed Public Works staff cleaning human waste from the front of the building, and she stressed the importance of finding a solution to prevent homeless from sleeping on and destroying public property that results in using taxpayer money to clean the mess every morning. Further, she stated she understands there is a significant problem with the City's billing system for charging overages for restaurant waste and contamination and she expressed frustration that a program was started without a system in place to bill for violations. As a result, businesses were billed high citations months later and did not know they needed to rectify the issue because of delay in the billing. She requested a Shirtsleeve Session to discuss this in greater detail. Lastly, Council Member Mounce reported the League of California Cities, on which she served for 10 years, for the first time has a female 1st Vice President, 2nd Vice President, Immediate Past President, and Executive Director, for which she participated in the decision-making process.

Council Member Nakanishi commented on the homelessness situation, stating the number of homeless individuals has increased by 90 percent within the State. He recently travelled to Portland, Oregon, where he witnessed homeless encampments along the hillside on the drive to and from the airport, along with tents and debris along the sidewalks in town. He stated there are roughly 1,500 homeless individuals in San Joaquin County and that 50 percent or more have mental health issues or drug addictions. He thanked the Police Department for quickly taking care of an issue where a homeless individual was trying to erect a tent at Lodi Lake. After returning from Portland, Council Member Nakanishi met with Senate staff to discuss what is being done to address the homelessness situation and he was told that 13 bills were signed to help the situation and that \$1 million was set aside to address the homeless. One of the bills will bypass California Environmental Quality Act regulations in order to build housing and shelter and give power to declare an emergency on public land to build shelters. Another bill will allow conversion of hotels into housing. A number of other bills have not yet passed but are working their way through the system. He stated the most important issue to resolve is how to properly deal with drug and alcohol addiction and mental illness.

Mayor Pro Tempore Kuehne stated he has served on the San Joaquin Council of Governments (SJCOG) board for the last five years. Two years ago, a delegation went to Salt Lake City to observe its homelessness program. While the program was touted as the answer to solving homelessness, it turned out it was not because people either died or were incarcerated to get out of the program, and the Mayor admitted it was not working. He learned, however, that metropolitan planning organizations around the nation were taking homelessness under their purview, and he spoke recently with the SJCOG Director about SJCOG taking this on because this is a growing problem with a multitude of issues that require representatives countywide, as well as County participation, which can be found through the SJCOG organization. He assured that SJCOG's efforts, which deal with infrastructure and affordable housing, will not impede the work of the Continuum of Care (CoC); rather, they will work together on how to move forward. He stated Lodi is the only City that partnered with the County on the CoC to receive State and Federal dollars, and this collaboration can proceed collectively in the hopes of receiving greater funding. Lastly, he reported that Lana Carouba, wife of Parks and Recreation Commissioner Michael Carouba, passed away from cancer recently and he hopes the meeting can be adjourned in her memory.

Mayor Chandler reported that a month ago he launched a public-private partnership, in conjunction with the Lodi Police Partners and Police Foundation, to raise money to rid the City of the blight of illegally parked or abandoned RVs in the community. To date, the effort has raised over \$9,000, and he thanked everyone who has contributed to this effort.



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

None.

G. Public Hearings – None

H. Regular Calendar

H-1 Consider Adopting Resolution Authorizing City Manager to Execute Reimbursement Agreement with Miner Joaquin Building Corporation, a California Corporation, for Annexation Entitlement Processing and Environmental Review Services for Proposed Westside II Annexation Project South of Vine Street and North of Kettleman Lane (CD)

City Manager Schwabauer provided a PowerPoint presentation regarding the Westside II proposed annexation. Specific topics of discussion included visioning documents for the infill project, which is surrounded by annexed land. He reminded Council that this item is to consider whether or not to enter into a reimbursement agreement with the project proponent that would require the proponent to pay for City staff and consultant efforts to study the potential annexation. This action does not commit the City to annex the land; rather, it commits the proponents to pay for the associated costs to analyze the matter.

Council Member Mounce stated she routinely receives comments from citizens on the high amount of development taking place in Lodi and that the growth rate should slow. She stated residents want to see what is scheduled to be built and she believes this is not an infill project.

Mayor Chandler stated he agrees there should be caution when developing, but this is an infill project and, if it is not annexed, it will become an island of unproductivity.

Mayor Pro Tempore Kuehne agreed that residents have expressed concern about the City's growth; however, when they learn there is a 2 percent growth moratorium and that the City has not come close to the 2 percent mark, they are relieved and their concerns are alleviated. His goal is healthy growth and to see more affordable housing.

Council Member Mounce stated she believes the City cannot rely on the development community to build housing that does not have the same profitability they are accustomed to seeing. Affordable housing has to be met with subsidies from cities, and cities cannot do that on their own. The Governor is pushing SB1 that will provide funding to fill the gap. Some of the apartment complexes coming down the line are not affordable. She stated the City cannot expect developers to do this on their own and the City should set requirements. She stated developers should take houses in smaller forms and convert them, particularly on the east side, to make them affordable for first-time homebuyers. With regard to the homeless, none of this will help the current situation because most homeless individuals are mentally-challenged or addicted to drugs and do not want assistance. Council Member Mounce stated the City needs to re-examine its overall General Plan and change direction so it mirrors the City's concerns about affordability. If the City does not do this, future developers will continue to build homes that do not address the City's vision for affordable housing. She suggested the City hold off on this decision in order to review the General Plan, particularly in light of the fact that SB1 provides funding for such a review.

Council Member Nakanishi stated that is a big ask to have developers build affordable homes. Local developer Dennis Bennett looked into it recently and reported the cost was insurmountable. With housing comes jobs, economy, cost share of water system, etc., and when a city ceases to grow, the economy decreases. Council Member Nakanishi stated Lodi will get a little bit of money from the State, but questioned if it will be enough to maintain the housing stock once it is built, especially in light of increasing State regulations and costs. He suggested moving forward with the requested project at this time.

Council Member Mounce stated there are ways to encourage developers to build the type of

housing a community wants, but those policies have to be spelled out for developers to follow. She stated the time is ideal due to the money associated with SB1 to re-evaluate General Plans. Council Member Mounce stated that Council Member Nakanishi referenced a different legislative bill and that she was referring to SB1 that allows for updates to a General Plan in order to build more affordable housing.

Mayor Pro Tempore Kuehne agreed with Council Member Mounce that it is time to revisit the General Plan to see if the City can utilize and capitalize the funds associated with SB1. He further agreed with Council Member Nakanishi that the recommended action move forward because it does not annex land at this time; it only approves an agreement to commit the proponent to pay for the environmental review, which he suggested be done in tandem with updating the General Plan.

NOTE: During the roll call vote, Council Member Mounce voted "Aye" with the understanding that this move forward along with the General Plan review.

Council Member Johnson made a motion, second by Mayor Pro Tempore Kuehne, to adopt Resolution No. 2019-215 authorizing the City Manager to execute Reimbursement Agreement with Miner Joaquin Building Corporation, a California Corporation, for annexation entitlement processing and environmental review services for proposed Westside II Annexation Project south of Vine Street and north of Kettleman Lane.

#### ROLL CALL VOTE

The City Council held a ROLL CALL vote (all voiced their votes).

#### VOTE:

The above motion carried by the following vote:

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

Noes: None

Absent: None

#### H-2 Adopt Resolution Approving Reclassification of One Deputy City Clerk to Position of Assistant City Clerk (CM)

Human Resources Manager Adele Post provided a presentation regarding the reclassification of one Deputy City Clerk to the position of Assistant City Clerk. Specific topics of discussion included City Clerk's decision to downgrade the position from Assistant City Clerk to Deputy City Clerk in 2014 to provide opportunity for the individual to move into the position after developing necessary skills and training; incumbent in position earned Certified Municipal Clerk designation, is working toward Master Municipal Clerk designation, is performing tasks comparable to the Assistant City Clerk position, and serves as the City Clerk in her absence; position moves from a non-exempt to an exempt position; completion of a reclassification study and recommendation to reclassify the position retroactive to October 2018, the date of the request; and total 6.71 percent increase in salary.

Council Member Mounce made a motion, second by Mayor Pro Tempore Kuehne, to adopt Resolution No. 2019-216 approving reclassification of one Deputy City Clerk to position of Assistant City Clerk.

#### ROLL CALL VOTE

The City Council held a ROLL CALL vote (all voiced their votes).

#### VOTE:

The above motion carried by the following vote:

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

Noes: None

Absent: None

I. Ordinances – None

J. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 9:01 p.m., in memory of Lana Carouba, wife of Parks and Recreation Commissioner Mike Carouba, and retired businessman Jim Schweickardt, an active member of the Lodi community.

ATTEST:

Jennifer M. Ferraiolo  
City Clerk