

**LODI CITY COUNCIL
SPECIAL CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JUNE 30, 2020**

A. Call to Order / Roll Call

The Special City Council meeting of June 30, 2020, was called to order by Mayor Kuehne at 7:03 a.m.

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

Absent: None

Also Present: City Manager Schwabauer, City Attorney Magdich, and Assistant City Clerk Farris

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

Due to the COVID-19 pandemic and pursuant to Executive Order N-29-20, the Council chambers were closed to the public. The meeting was available for viewing by the public via livestream at <https://www.lodi.gov/901/Council-Meeting-Archive> and <https://zoom.us/j/99218158901?pwd=Q0NTVTN6MXdvQWJrRVNMeW1LT2JoZz09>; the opportunity for public comment was available through councilcomments@lodi.gov and <https://zoom.us/j/99218158901?pwd=Q0NTVTN6MXdvQWJrRVNMeW1LT2JoZz09>.

B. Consent Calendar

Council Member Chandler made a motion, second by Mayor Pro Tempore Nakanishi, 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 Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne

Noes: None

Absent: None

ROLL CALL VOTE

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

B-1 Adopt Resolution Reaffirming Ratification of City Manager's Proclamation Finding the Continued Existence of a Local Emergency and Rendering Certain Emergency Orders, Including an Increase Related to the Local Emergency in the City Manager's Contracting Authority for Services and Goods to a Maximum Amount of \$250,000 for the Duration of the Local Emergency (CA)

Adopted Resolution No. 2020-139 reaffirming ratification of the City Manager's proclamation finding the continued existence of a local emergency and rendering certain emergency orders, including an increase related to the local emergency in the City Manager's contracting authority for services and goods to a maximum amount of \$250,000 for the duration of the local emergency.

B-2 Authorize City Manager to Execute a Letter Directed to Wal-Mart Real Estate Business

Trust and BDC Lodi III L.P. Acknowledging that the Condition set Forth in Resolution No. 2009-58 as Use Permit and Tentative Map, Paragraph 4.HH, is Solely the Obligation of BDC Lodi III L.P. (CM)

Authorized the City Manager to execute a letter directed to Wal-Mart Real Estate Business Trust and BDC Lodi III L.P. acknowledging that the condition set forth in Resolution No. 2009-58 as Use Permit and Tentative Map, Paragraph 4.HH, is solely the obligation of BDC Lodi III L.P.

B-3 Third Quarter Fiscal Year 2019/20 Water, Wastewater and Electric Utility Department Financial Reports (DCM)

Received Third Quarter Fiscal Year 2019/20 Water, Wastewater and Electric Utility Department financial reports.

B-4 Adopt Resolution Appointing Jennifer Cusmir to the Position of City Clerk Pursuant to Government Code Section 54957, and Approving the Related Employment Agreement (HR)

Adopted Resolution No. 2020-140 appointing Jennifer Cusmir to the position of City Clerk pursuant to Government Code Section 54957, and approving the related employment agreement.

C. Regular Calendar

C-1 Review the Proposed Reynolds Ranch Tentative Subdivision Map and Provide Comments to Staff and Applicant (CD)

Council Member Chandler stated that he feels Council Members should attend the Planning Commission meetings if they have concerns about developments rather than having presentations made at the Council meetings.

Community Development Director John Della Monica provided a PowerPoint presentation regarding the proposed 150-lot Reynolds Ranch subdivision map. Specific topics of discussion included General Plan map, Land Use map, proposed project, proposed map, map review, roadway width options, and example roadway widths.

In response to Council Member Mounce, Mr. Della Monica stated that the map presented today is in advance of where Council would normally see it in future presentations, as the vast amount of the engineering work has been done. He further stated that this map does meet City standards related to lot sizes, road widths, density, and access drives; from a raw planning perspective, this is a good infill project; from a formal perspective, the project does comply with all of the rules set before the developer. Mr. Della Monica clarified that regardless of whether the applicant or developer does the actual development, the project will still go through the Site Plan and Architectural Review Committee (SPARC) and Planning Commission process.

Mayor Kuehne stated that his previous concerns were that projects were presented to Council at a stage when changes could not be made; Council needs to be sure that quality developments go forth in Lodi and that street widths are appropriate; and high-density elements should be included where appropriate. He further stated that it is important that Council have the opportunity to comment before projects are reviewed by SPARC and the Planning Commission.

Council Member Mounce stated that she feels that higher-density developments, such as duplexes, need to be mandated to provide other housing options and that she would like to see developers be required to rehabilitate houses on the Eastside for every 100-150 houses built.

Mayor Kuehne stated he would be comfortable requiring high-density elements for this project; Council Member Mounce concurred.

Mayor Pro Tempore Nakanishi stated that he agrees with Council Member Chandler and is comfortable with the process as it is now, but he is amenable to either process.

In response to Mayor Pro Tempore Nakanishi, City Manager Schwabauer stated that the City can make decisions based on the quality of a development but not on the identity of the developer.

Council Member Chandler stated he concurred with the Mr. Schwabauer's comments and the quality of the development should govern the decision, not who will be developing the project.

Mayor Kuehne stated some developers are known for quality while others are known for a lack of quality, so it is an essential component of the projects which get build in Lodi, rather than favoritism.

D. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 7:23 a.m.

ATTEST:

Pamela M. Farris
Assistant City Clerk