

**LODI CITY COUNCIL
REGULAR MEETING
CARNEGIE FORUM
305 WEST PINE STREET, LODI
WEDNESDAY, JANUARY 7, 2026 – 6:35 P.M.**

C-1 Call to Order / Roll Call

The City Council Closed Session meeting of January 7, 2026, was called to order by Mayor Pro Tempore Hothi at 6:35 p.m.

Present: Council Member Bregman, Council Member Craig-Hensley, Council Member Nakanishi, and Mayor Pro Tempore Hothi

Absent: Mayor Yepez

Also Present: Interim City Manager Lindsay, City Attorney Lucchesi, and Deputy City Clerk Ditmore

C-2 Announcement of Closed Session

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Prospective Sale of Real Property Located at 350 North Washington Street (APN 041-240-28); the Negotiating Parties are James Lindsay, Interim City Manager, for the City of Lodi, and Cody Diede, Diede Construction, Inc., per Government Code 54956.8.
- b) CONFERENCE ON LABOR NEGOTIATIONS – Regarding International Brotherhood of Electrical Workers, Lodi City Mid-Management Association, AFSCME General Services and Maintenance & Operators, Police Mid-Managers, Lodi Police Officers Association, Lodi Police Dispatchers Association, Lodi Professional Firefighters, Lodi Fire Mid-Management, Confidential General Services, Confidential Mid-Managers, Executive Managers, and Appointed Employees, Pursuant to Government Code § 54957.6 (HR)
- c) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION, Significant Exposure to Litigation pursuant to Gov. Code § 54956.9(d)(2). Two Cases.

C-3 Adjourn to Closed Session

At 6:36 p.m., Mayor Pro Tempore Hothi adjourned the meeting to a Closed Session to discuss the above matters. The Closed Session adjourned at 7:11 p.m.

C-4 Return to Open Session / Disclosure of Action

At 7:11 p.m., Mayor Pro Tempore Hothi reconvened the City Council meeting, and City Attorney Lucchesi disclosed that there was no reportable action.

A. Call to Order / Roll Call

Present: Council Member Bregman, Council Member Craig-Hensley, Council Member Nakanishi, and Mayor Pro Tempore Hothi

Absent: Mayor Yepez

Also Present: Interim City Manager Lindsay, City Attorney Lucchesi, and Deputy City Clerk Ditmore

B. Presentations

B.1 Presentation of Non-Profit Allocation Check to Wrestling Booster Club of Tokay High (CLK)

Mayor Pro Tempore Hothi presented a Non-Profit Allocation Check to members of the Wrestling Booster Club of Tokay.

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

Council Member Bregman made a motion, second by Council Member Craig-Hensley, to approve the following items hereinafter set forth, **except those otherwise noted**, in accordance with the report and recommendation of the City Manager.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Bregman, Council Member Craig-Hensley, Council Member Nakanishi, and Mayor Pro Tempore Hothi

Noes: None

Absent: Mayor Yepez

C.1 Adopt a Resolution Authorizing Interim City Manager to Execute Five-Year Substation Maintenance and Inspection Agreement with Substation Solutions, LLC, of Woodland, CA (\$278,000) (EU)

Attachments: [Attachment 1 - Contract with Substation Solutions](#)
[Attachment 2 - Resolution](#)

Gene Redding, a member of the public, requested that this item be pulled for separate discussion.

Mr. Redding stated that this item is for a no-bid, non-competitive contract, expressing concern with the length of the contract and questioning what other vendors had the opportunity to bid.

In response to Mr. Redding, Electric Utility Director Jeff Berkheimer provided information on the process Electric Utility used to select the contractor.

Council Member Craig-Hensley stated that with the State allowing sole-source contracts and the Electric Utility Department exercising due diligence, she supports moving the item forward as is on the Consent Calendar.

This item was included in the vote on the Consent Calendar.

Adopted Resolution No. 2026-01 authorizing the Interim City Manager to execute a five-year Substation Maintenance and Inspection Agreement with Substation Solutions, LLC, of Woodland, in the amount of \$278,000.

- C.2** Adopt a Resolution Authorizing Return of Bid to Apparent Low Bidder (Paine Construction, Inc.) for the Parking Structure Stair Re-sealing Project Due to Substantial Bidding Error and Awarding Contract to the Second Lowest Bidder, Waterproofing Associates, Inc. of Lodi (\$76,980) (PW)

Attachments: [Attachment 1 - Contract](#)
[Attachment 2 - Resolution](#)

Gene Redding, a member of the public, requested that this item be pulled for separate discussion.

Mr. Redding expressed concern regarding the difference in price between the apparent low bidder and the second lowest bidder and suggested rebidding the item.

In response to Mr. Redding, Interim City Manager Lindsay clarified that the apparent low bidder, Paine Construction, withdrew their bid.

Interim Public Works Director Sean Nathan provided information regarding the bid received from the City's on-call contractor, decision to put the project out to bid, the specialized work involved, the low bidder's withdrawal of their bid due to a substantial error, and the recommended bid being 25% lower than the City's on-call contractor.

Council Member Craig-Hensley voiced her support of a Lodi company being awarded the contract.

This item was included in the vote on the Consent Calendar.

Adopted Resolution No. 2026-02 authorizing the return of the bid to the apparent low bidder (Paine Construction, Inc.) for the Parking Structure Stair Re-sealing Project due to substantial bidding error and awarding the contract to the second lowest bidder, Waterproofing Associates, Inc., of Lodi, in the amount of \$76,980.

- C.3** Adopt a Resolution Approving an Emergency Condition Declaration that Required the Immediate Replacement of the two (2) Police Station Boilers (Heaters), Approving Associated Amendment No. 6 (\$120,000) to Professional Services Agreement with ICR Refrigeration, Inc., of Lodi, for On-Call Heating, Ventilation, and Air Conditioning Services, and Ratifying the Interim City Manager Approval of Increased Expenses (PW)

Attachments: [Attachment 1 - Amendment No. 6](#)
[Attachment 2 - Emergency Memo](#)
[Attachment 3 - Resolution](#)

Gene Redding, a member of the public, requested that this item be pulled for separate discussion.

Mr. Redding expressed concern regarding the emergency bidding removing the competitive safeguards in bidding.

In response to Mr. Redding, Interim Public Works Director Sean Nathan provided information regarding the background of the Police Station boilers, the lack of heat in the Police Department and jail for the past two to three weeks, closure of the jail due to failure to meet temperature conditions, the City's on-call HVAC contractor's ability to obtain two boilers, Interim City Manager's approval, and the difference between the original projected Capital improvement project cost and the emergency cost.

In response to Council Member Craig-Hensley, Police Captain Eric Versteeg provided information regarding the closure of the jail.

This item was included in the vote on the Consent Calendar.

Adopted Resolution No. 2026-03 approving an emergency condition declaration that required the immediate replacement of the two Police Station boilers (heaters), approving associated Amendment No. 6, in the amount of \$120,000, to the Professional Services Agreement with ICR Refrigeration, Inc., of Lodi, for on-call heating, ventilation, and air conditioning services, and ratifying the Interim City Manager approval of increased expenses.

- C.4** Adopt a Resolution Accepting Public Improvements of Gateway South Neighborhood Park and Authorize Interim City Manager to Execute Landscape Maintenance Agreement (PW)

Attachments: [Attachment 1 - Exhibit A - Vicinity Map](#)
[Attachment 2 - Exhibit B - Park Landscape Plan](#)
[Attachment 3 - Landscape Maintenance Agreement](#)
[Attachment 4 - Resolution](#)

Adopted Resolution No. 2026-04 accepting the Public Improvements of Gateway South.

- C.5** Adopt a Resolution Authorizing Interim City Manager to Execute Amendment No. 2 to Professional Services Agreement with WGR Southwest, Inc., of Los Alamitos, for Stormwater Support Services in the Amount of \$81,806, for a Total Not-to-Exceed Amount of \$298,574 (PW)

Attachments: [Attachment 1 - Amendment No 2](#)
[Attachment 2 - Resolution](#)

Gene Redding, a member of the public, requested that this item be pulled for separate discussion.

Mr. Redding expressed concern on Items C.5, C.6, and C.7 regarding the amendments and extensions on Professional Service Agreements rather than rebidding.

In response to Mr. Redding, Interim Public Works Director Sean Nathan provided information applicable to Items C.5, C.6, and C.7 regarding contracts for on-call services, particularly those having to do with regulatory filings.

Interim City Manager Lindsay provided additional information applicable to Items C.5, C.6, and C.7 regarding the five-year provision within the City's Procurement Code.

This item was included in the vote on the Consent Calendar.

Adopted Resolution No. 2026-05 authorizing the Interim City Manager to execute Amendment No. 2 to the Professional Services Agreement with WGR Southwest, Inc., of Los Alamitos, for stormwater support services, in the amount of \$81,806, for a total not-to-exceed amount of \$298,574.

- C.6** Adopt a Resolution Authorizing Interim City Manager to Execute Amendment No. 2 to Professional Services Agreement with Bickford Ventures Inc., dba Division 01 Construction Management Services of Lodi, for Construction Management Services for the City of Lodi Animal Shelter Project, Extending the Contract by Eight (8) Months (PW)

Attachments: [Attachment 1 - Amendment No. 2](#)
[Attachment 2 - Resolution](#)

Gene Redding, a member of the public, requested that this item be pulled for separate discussion.

Mr. Redding expressed concern on Items C.5, C.6, and C.7 regarding the amendments and extensions on Professional Service Agreements rather than rebidding.

In response to Mr. Redding, Interim Public Works Director Sean Nathan provided information applicable to Items C.5, C.6, and C.7 regarding contracts for on-call services, particularly those having to do with regulatory filings.

Interim City Manager Lindsay provided additional information applicable to Items C.5, C.6, and C.7 regarding the five-year provision within the City's Procurement Code.

This item was included in the vote on the Consent Calendar.

Council Member Bregman recused himself and left the dais for the vote on this item.

Council Member Craig-Hensley made a motion, second by Mayor Pro Tempore Hothi, to adopt Resolution No. 2026-06 authorizing the Interim City Manager to execute Amendment No. 2 to the Professional Services Agreement with Bickford Ventures, Inc., dba Division 01 Construction Management Services, of Lodi, for construction management services for the City of Lodi Animal Shelter Project, extending the contract by eight months.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Craig-Hensley, Council Member Nakanishi, and
Mayor Pro Tempore Hothi
Noes: None
Absent: Mayor Yopez

*Council Member Bregman recused himself from the vote on this item.

- C.7** Adopt a Resolution Authorizing the Interim City Manager to Execute Amendment No. 4 to Professional Services Agreement with Carollo Engineers, Inc., of Walnut Creek, for Progressive Design Build Construction Documents for White Slough Water Pollution Control Facility Solids Handling Equipment Procurement and Installation Project (PW)

Attachments: [Attachment 1 - Amendment No. 4](#)
[Attachment 2 - Resolution](#)

Gene Redding, a member of the public, requested that this item be pulled for separate discussion.

Mr. Redding expressed concern on Items C.5, C.6, and C.7 regarding the amendments and extensions on Professional Service Agreements rather than rebidding.

In response to Mr. Redding, Interim Public Works Director Sean Nathan provided information applicable to Items C.5, C.6, and C.7 regarding contracts for on-call services, particularly those having to do with regulatory filings.

Interim City Manager Lindsay provided additional information applicable to Items C.5, C.6, and C.7 regarding the five-year provision within the City's Procurement Code.

This item was included in the vote on the Consent Calendar.

Adopted Resolution No. 2026-07 authorizing the Interim City Manager to execute Amendment No. 4 to the Professional Services Agreement with Carollo Engineers, Inc., of Walnut Creek, for progressive design build construction documents for the White Slough Water Pollution Control Facility Solids Handling Equipment Procurement and Installation Project.

C.8 Accept Improvements Under Contract for On-Call Well and Pump Repair (PW)

Accepted the improvements under the contract for on-call well and pump repair.

C.9 Accept Improvements Under Contract for 2025 Extruded Traffic Stripes (PW)

Attachments: [Attachment 1 - Exhibit A - Map](#)
[Attachment 2 - Exhibit B - Before & After Photos](#)

Accepted the improvements under the contract for the 2025 Extruded Traffic Stripes.

C.10 Post for Vacancies on the Library Board of Trustees and an Expired Term on the Site Plan and Architectural Review Committee (SPARC) (CLK)

Directed the City Clerk to post for the following vacancies and expiring term.

POSTINGS:

Library Board of Trustees

Frank Kooger – Term to expire July 1, 2027

Caitlin Casey – Term to expire July 1, 2027

Site Plan and Architectural Review Committee (SPARC)

Scott Hamilton – Term to expire January 1, 2030

D. Comments by the Public on Non-Agenda Items

Stefan Sekula, a member of the public, spoke regarding the three properties he owns on North Sacramento Street and the negative impact on the neighborhood from the temporary Access Center.

Major Pro Tempore Hothi requested that Captain Versteeg meet with Mr. Sekula following the meeting and report back to Council.

Council Member Craig-Hensley also requested that Captain Versteeg provide information regarding the status of parking permit enforcement in the area.

In response to Council Member Bregman, Interim City Manager Lindsay stated an update on the Safety Ambassador Program would be included in the mid-year budget discussions.

In response to Council Member Nakanishi, Neighborhood Services Manager Jennifer Rhyne provided information regarding the Committee on Homelessness and their involvement in abatement issues.

Council Member Bregman stated he would be attending the Committee on Homelessness meeting tomorrow.

Police Captain Kevin Kent provided an update on Community Liaison Shadman's activities, recent cleanup on Lodi Avenue and Sacramento Street, and vehicle abatement ticketing.

Armando Valerio, San Joaquin County Delta College Trustee for Area 5, introduced himself as the local representative and provided supplemental documents. He further stated that he works full-time as a physical therapist for children and provided information regarding the third annual fundraiser to support Shriners Children's Hospital.

In response to Council Member Craig-Hensley, Trustee Valerio stated Delta College is working with the San Joaquin County Building and Construction Trades Council to provide job training.

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

Council Member Craig-Hensley requested that the City Clerk provide Council with any pending non-profit grant requests.

F. Public Hearings

F.1 Public Hearing to Waive the First Reading and Introduce an Ordinance Amending Lodi Municipal Code Chapter 15.44 "Off-Site Improvements and Dedications," by updating Section 15.44.040 "Exemption or Deferment" (PW)

Attachments: [Attachment 1 - Redlined Ordinance](#)
[Attachment 2 - Clean Ordinance](#)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Pro Tempore Hothi called for the public hearing to waive the first reading and introduce an ordinance amending Lodi Municipal Code Chapter 15.44 "Off-Site Improvements and Dedications," by updating Section 15.44.040 "Exemption or Deferment."

Interim Public Works Director Sean Nathan provided a PowerPoint presentation regarding the amendment of Lodi Municipal Code Chapter 15.44 "Off-Site Improvements and Dedications," by updating Section 15.44.040 "Exemption or Deferment." Specific topics of discussion included Lodi Municipal Code (LMC) potential changes regarding off-site improvements; follow up to November 19, 2025 Council meeting where direction was given to increase the LMC threshold from \$75,400 to \$150,000; background; and recommendation.

In response to Council Member Nakanishi, Interim Public Works Director Nathan clarified the adjusted building permit threshold will be \$150,000, so permits which are less than \$150,000 will not trigger the off-site improvements requirement. He further provided information regarding what is included in off-site improvements.

Interim City Manager Lindsay stated that streamlining the permit process is among Council's top priorities, and this item is a definitive action being taken that will significantly reduce the time taken to receive a building permit for projects below the \$150,000 threshold.

Council Member Nakanishi expressed his support for this item.

Mayor Pro Tempore Hothi opened the public hearing for public comment at 7:45 p.m.

There being no public comments, Mayor Pro Tempore Hothi closed the public hearing at 7:45 p.m.

Council Member Craig-Hensley made a motion, second by Council Member Bregman, to waive the first reading and introduce Ordinance No. 2044 amending Lodi Municipal Code Chapter 15.44 "Off-Site Improvements and Dedications," by updating Section 15.44.040 "Exemption or Deferment."

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Bregman, Council Member Craig-Hensley,
Council Member Nakanishi, and Mayor Pro Tempore Hothi

Noes: None

Absent: Mayor Yepez

NOTE: Due to technical issues, Mayor Pro Tempore Hothi verbally voted in favor of the item.

NOTE: Deputy City Clerk Ditmore noted that Mayor Pro Tempore Hothi's votes at this meeting are showing as Mayor Yepez on the screen due to his placement on this dais in Mayor Yepez's absence, but the record will reflect the actual vote.

F.2 Public Hearing to Waive the First Reading and Introduce an Ordinance Amending Lodi Municipal Code Chapter 2.12 "City Manager" by Revising Section 2.12.050 "Removal" (CM)

Attachments: [Attachment 1 - Proposed Changes to LMC 2.12.050 City Manager Removal \(Redlined\)](#)
[Attachment 2 - Proposed Changes to LMC 2.12.050 City Manager Removal \(Clean\)](#)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Pro Tempore Hothi called for the public hearing to waive the first reading and introduce an ordinance amending Lodi Municipal Code Chapter 2.12 "City Manager" by revising Section 2.12.050 "Removal."

Interim City Manager Lindsay provided a presentation regarding the amendment of Lodi Municipal Code Chapter 2.12 "City Manager" by revising Section 2.12.050 "Removal." Specific topics of discussion included background, reduction in the process for the removal of the City Manager from 30 days (+) to 10 days, and recommendation of a provision that allows an additional time period of 90 days directly following a City Council election whereby it would require a larger voting threshold (4/5th vote) to remove a City Manager at will.

Mayor Pro Tempore Hothi opened the public hearing for public comment at 7:48 p.m.

There being no public comments, Mayor Pro Tempore Hothi closed the public hearing at 7:48 p.m.

Council Member Bregman made a motion, second by Council Member Craig-Hensley, to waive the first reading and introduce Ordinance No. 2045 amending Lodi Municipal Code Chapter 2.12 "City Manager" by revising Section 2.12.050 "Removal."

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Bregman, Council Member Craig-Hensley,
Council Member Nakanishi, and Mayor Pro Tempore Hothi
Noes: None
Absent: Mayor Yopez

G. Regular Calendar - None

H. Ordinances

- H.1** Waive the Second Reading and Adopt Ordinance No. 2035 Repealing and Replacing Lodi Municipal Code, Section 13.20.020 - Energy Theft Diversion/Field Services Fee Recovery (CLK)

Attachments: [Attachment 1 - Ordinance - Proposed Changes](#)
[Attachment 2 - Ordinance - Clean Copy](#)

Council Member Nakanishi made a motion, second by Council Member Craig-Hensley, (following reading of the title) to waive reading of the ordinance in full and adopt and order to print Ordinance No. 2035 repealing and replacing Lodi Municipal Code Section 13.20.020, "Energy Theft Diversion/Field Services Fee Recovery," which was introduced at a regular meeting of the Lodi City Council held December 17, 2025.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Bregman, Council Member Craig-Hensley,
Council Member Nakanishi, and Mayor Pro Tempore Hothi
Noes: None
Absent: Mayor Yopez

- H.2** Waive the Second Reading and Adopt Ordinance No. 2036 Amending Lodi Municipal Code, Title 1 (General Provisions) Chapter 1.10 "Administrative Enforcement Provision" and Title 6 (Animals) Section 6.04.030 "Redemption of Impounded Animals"; Chapter 6.08 "Prohibited Animals"; Section 6.12.010 "License-Required"; Section 6.12.060 "Vaccination-Required-Certificate-Exceptions"; Section 6.12.070 "Business of Breeding or Raising"; Section 6.12.110 "Animal Noise"; Section 6.12.120 "Animals at Large"; Section 6.12.150 "Mandatory Microchipping of Dogs and Cats"; Section 6.14.020 "Sanitation of Premises"; Section 6.14.030 "Removal of Animal Waste"; Section 6.14.050 "Management of Cat Population; Permitted Acts"; Section 6.15.010 "Definitions"; and Section 6.15.020 "Behavior Prohibited" (CLK)

Attachments: [Attachment 1 - Animal Services LMC Update \(Clean\)](#)
[Attachment 2 - Animal Services LMC Update \(Redlined\)](#)

Deputy City Clerk Ditmore provided a brief presentation regarding Ordinance No. 2036.

In response to Council Member Nakanishi, City Attorney Lucchesi provided information regarding Section 6.12.060 "Vaccination-Required-Certificate-Exceptions."

Maria, a member of the public, spoke regarding the ritualistic killing of animals in Lodi.

Council Member Craig-Hensley made a motion, second by Council Member Bregman, (following reading of the title) to waive reading of the ordinance in full and adopt and order to print Ordinance No. 2036 amending Lodi Municipal Code Title 1 (General Provisions) Chapter 1.10 "Administrative Enforcement Provision" and Title 6 (Animals) Section 6.04.030 "Redemption of Impounded Animals"; Chapter 6.08 "Prohibited Animals"; Section 6.12.010 "License-Required"; Section 6.12.060 "Vaccination-Required-Certificate-Exceptions"; Section 6.12.070 "Business of Breeding or Raising"; Section 6.12.110 "Animal Noise"; Section 6.12.120 "Animals at Large"; Section 6.12.150 "Mandatory Microchipping of Dogs and Cats"; Section 6.14.020 "Sanitation of Premises"; Section 6.14.030 "Removal of Animal Waste"; Section 6.14.050 "Management of Cat Population; Permitted Acts"; Section 6.15.010 "Definitions"; and Section 6.15.020 "Behavior Prohibited," which was introduced at a regular meeting of the Lodi City Council held December 17, 2025.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Bregman, Council Member Craig-Hensley,
Council Member Nakanishi, and Mayor Pro Tempore Hothi
Noes: None
Absent: Mayor Yopez

- H.3** Waive the Second Reading and Adopt Ordinances No. 2037, 2038, 2039, 2040, 2041, 2042, and 2043 of the 2025 California Building Code, California Existing Building Code, Mechanical Code, Electrical Code, Plumbing Code, Residential Code, Green Building Standard Code, and Fire Code (CLK)

Attachments: [Attachment 1 - Chapter 15.02 \(redlined\)](#)
[Attachment 2 - Chapter 15.02 \(clean\)](#)
[Attachment 3 - Chapter 15.04 \(redlined\)](#)
[Attachment 4 - Chapter 15.04 \(clean\)](#)
[Attachment 5 - Chapter 15.06 \(redlined\)](#)
[Attachment 6 - Chapter 15.06 \(clean\)](#)
[Attachment 7 - Chapter 15.08 \(redlined\)](#)
[Attachment 8 - Chapter 15.08 \(clean\)](#)
[Attachment 9 - Chapter 15.12 \(redlined\)](#)
[Attachment 10 - Chapter 15.12 \(clean\)](#)
[Attachment 11 - Chapter 15.16 \(redlined\)](#)
[Attachment 12 - Chapter 15.16 \(clean\)](#)
[Attachment 13 - Chapter 15.18 \(redlined\)](#)
[Attachment 14 - Chapter 15.18 \(clean\)](#)

Council Member Bregman made a motion, second by Council Member Craig-Hensley, (following reading of the title) to waive reading of the ordinances in full and adopt and order to print Ordinances No. 2037, 2038, 2039, 2040, 2041, 2042, and 2043 of the 2025 California Building Code, California Existing Building Code, Mechanical Code, Electrical Code, Plumbing Code, Residential Code, Green Building Standard Code, and Fire Code, which were introduced at a regular meeting of the Lodi City Council held December 17, 2025.

VOTE:

The above motion carried by the following vote:

Ayes: Council Member Bregman, Council Member Craig-Hensley,
Council Member Nakanishi, and Mayor Pro Tempore Hothi

Noes: None

Absent: Mayor Yepez

I. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 7:54 p.m.

ATTEST:

Maria Ditmore
Deputy City Clerk