



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Improvement Agreement Addendum for Towne Ranch, Unit No. 5, Tract No. 2698

MEETING DATE: October 15, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Towne Ranch, Unit No. 5 subdivision:

1. Direct the City Manager and City Clerk to execute the improvement agreement addendum for Towne Ranch, Unit No. 5, on behalf of the City.
2. Appropriate funds for required reimbursements.

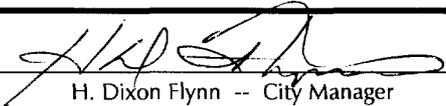
BACKGROUND INFORMATION: The final map and improvement agreement for the Towne Ranch, Unit No. 5 subdivision were approved by Council on May 7, 1997. The development is located south of Turner Road, west of the MCI facility on Turner Road, and north of the existing Towne Ranch developments, and contains frontage along Turner Road, as shown on Exhibit A

Installation of landscaping and an irrigation system along the reverse frontage fence on Turner Road is required as a part of this project, with landscape and irrigation design being provided by City staff and installation being done by the developer, Towne Ranch Associates. Payment for the landscaping and irrigation system is to be in conformance with modifications to the conditions of the tentative map approved by Council on February 14, 1995. The modifications require that the developer pay a tree planting fee (\$2,250.00) and fence maintenance fee (\$2,266.00) and that the City pay for the balance of the landscaping and irrigation system and assume responsibility for future maintenance. The fees to be paid by the developer were received prior to approval of the final map. Since the landscape and irrigation design was not complete, and costs were not available at the time of approval of the improvement agreement, the agreement contained a provision to handle the costs to be paid by the City with an addendum to the agreement once the actual costs of the work were determined. Staff originally estimated that the cost of this work would be \$10,000.00 and those monies were appropriated at the time of final map approval.

The developer obtained and submitted three contractor bids for staff review prior to selecting a contractor. The actual cost for installation of the landscaping and irrigation system is \$18,625.00. This was the lowest bid obtained by the developer for this work.

The \$10,000.00 previously appropriated, and the \$2,250.00 paid by the developer for landscape trees, will be applied to the landscaping and irrigation system installation costs and staff requests an additional appropriation of \$6,375.00 to cover the balance.

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

During the design process for the landscaping and irrigation system, it was decided to include a meandering sidewalk to be more compatible with the sidewalk design at the future park site in the Bridgetowne development on the north side of Turner Road. The addition of the meandering sidewalk necessitated a change order to the developer's contract for construction of the street improvements and generated additional costs of \$10.70/lineal foot, or \$5,892.92 for the sidewalk installation. Since the meandering sidewalk design was initiated by staff after the developer's contract was awarded, staff recommends that the additional cost for the sidewalk be paid by the City for this phase of the Towne Ranch development only. Future phases of the development having frontage along Turner Road should include the meandering sidewalk design as part of the bid package and the City will not make reimbursements for sidewalk work in those phases.

FUNDING: Funds will be provided from the following sources:

1. Transportation Development Act	\$12,267.92
2. Developer Fees	<u>2,250.00</u>
Total	\$14,517.92

Funding Available: Ruby R. Gaiete for  
Finance Director

Jack L. Ronsko  
Jack L. Ronsko  
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW/lm

Attachment

cc: Senior Civil Engineer  
Associate Civil Engineer - Development Services  
Towne Ranch Associates  
Baumbach & Piazza



CITY COUNCIL

PHILLIP A. PENNINO, Mayor

JACK A. SIEGLOCK  
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October 8, 1997

H. DIXON FLYNN

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ALICE M. REIMCHE

City Clerk

RANDALL A. HAYS

City Attorney

Towne Ranch Associates  
P. O. Box 1597  
Lodi, CA 95241

Baumbach & Piazza  
323 West Elm Street  
Lodi, CA 95240

**SUBJECT:** Improvement Agreement Addendum for Towne Ranch,  
Unit No. 5, Tract No. 2698

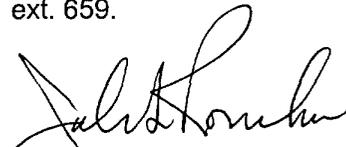
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 15, 1997. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800, ext. 659.



Jack L. Ronsko  
Public Works Director

JLR/lm

Enclosure

cc: City Clerk