



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Accept Improvements in Towne Ranch, Unit No. 6, Tract No. 2810

MEETING DATE: November 18, 1998

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution accepting the development improvements for Towne Ranch, Unit No. 6, Tract No. 2810.

BACKGROUND INFORMATION: Improvements in Towne Ranch, Unit No. 6, Tract No. 2810, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Towne Ranch Associates, as approved by the City Council on December 3, 1997, and as shown on Drawings No. 97D056 through 97D059.

The streets to be accepted are as follows:

Streets	Length in Miles
Applewood Drive	0.02
Sweetwood Drive	0.18
Live Oak Way	0.03
Live Oak Court	0.04
Total New Miles of City Streets	0.27

FUNDING: Not applicable.

Richard C. Prima, Jr.
 Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer

RCP/WKF/lm

attachment

- cc: City Attorney
- Senior Civil Engineer - Development Services
- Associate Traffic Engineer
- Street Superintendent
- Engineering Technician Supervisor Tamura
- Chief Building Inspector
- Bennett Development, Inc.

APPROVED:
 H. Dixon Flynn -- City Manager

RESOLUTION NO. 98-166

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE DEVELOPMENT IMPROVEMENTS
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR
TOWNE RANCH, UNIT NO. 6, TRACT NO. 2810

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Towne Ranch Associates, a California Limited Partnership, for the improvements in Towne Ranch, Unit No. 6, Tract No. 2810, have been substantially complied with. The improvements are shown on Drawings No. 97D056 through 97D059 on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on December 3, 1997.
2. The streets to be accepted are as follows:

Streets	Length in Miles
Applewood Drive	0.02
Sweetwood Drive	0.18
Live Oak Way	0.03
Live Oak Court	0.04
Total New Miles of City Streets	0.27

Dated: November 18, 1998

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I hereby certify that Resolution No. 98-166 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 18, 1998, by the following vote:

AYES: COUNCIL MEMBERS – Johnson, Land, Mann, Pennino and Sieglock
(Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


ALICE M. REIMCHE
City Clerk

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
KEITH LAND
Mayor Pro Tempore
ROBERT J. JOHNSON
STEPHEN J. MANN
PHILLIP A. PENNINO

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

November 20, 1998

Bennett Development, Inc.
Attn: Dennis Bennett
P. O. Box 1597
Lodi, CA 95241

SUBJECT: Towne Ranch, Unit No. 6, Tract No. 2810

The City Council of the City of Lodi, at its meeting on Wednesday, November 18, 1998, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

The enclosed letter has been sent to your bank so the Instrument of Credit covering faithful performance can be exonerated. The Instrument of Credit covering labor and materials must remain in effect for a period of ninety days from the date of the resolution, in conformance with State law. On February 16, 1999, this instrument can be released if no claims have been filed.

If you have any questions, please contact me.



Robert Murdoch
City Engineer

RKM/lm

Enclosures

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Farmers & Merchants Bank

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
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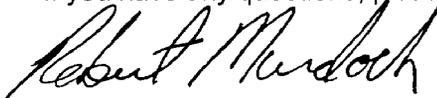
Farmers & Merchants Bank
Attn: John R. Primasing
Executive Vice President/Chief Credit Officer
P. O. Box 3000
Lodi, CA 95241-1900

SUBJECT: Towne Ranch, Unit No. 6, Tract No. 2810

The City Council of the City of Lodi, at its meeting on Wednesday, November 18, 1998, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to exonerate the Instrument of Credit covering faithful performance. The Instrument of Credit covering labor and materials must remain in effect until February 16, 1999, in conformance with State law. You will receive no further correspondence regarding the release of the Instrument of Credit.

If you have any questions, please contact me.



Robert Murdoch
City Engineer

RKM/lm

Enclosures

cc: Bennett Development, Inc.
City Clerk ✓