



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Accept Improvements in Bangs Ranch, Unit No. 3, Tract No. 2869

MEETING DATE: January 20, 1999

PREPARED BY: Public Works Director

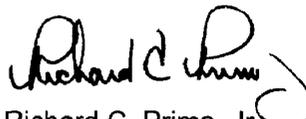
RECOMMENDED ACTION: That the City Council adopt the attached resolution accepting the development improvements for Bangs Ranch, Unit No. 3, Tract No. 2869.

BACKGROUND INFORMATION: Improvements at Bangs Ranch, Unit No. 3, Tract No. 2869, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Bangs Ranch Limited Partnership as approved by the City Council on June 3, 1998, and as shown on Drawings No.92D027, 92D030, 93D035, and 98D013 through 98D016.

The streets to be accepted are as follows:

Streets	Length in Miles
Fairchild Drive	0.05
Hartford Drive	0.04
Idlewild Drive	0.16
Squire Way	0.08
Stockton Street	0.00
Total New Miles of City Streets	0.33

FUNDING: Not applicable.


 Richard C. Prima, Jr.
 Public Works Director

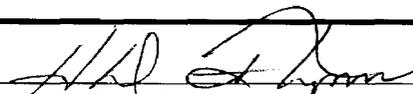
Prepared by Wesley K. Fujitani, Senior Civil Engineer

RCP/WKF/lm

Attachment

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

APPROVED: _____


 H. Dixon Flynn -- City Manager

RESOLUTION NO. 99-05

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE DEVELOPMENT IMPROVEMENTS
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR
BANGS RANCH, UNIT NO. 3, TRACT NO. 2869

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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 Bangs Ranch, a California Limited Partnership, for the improvements in Bangs Ranch, Unit No. 3, Tract No. 2869, have been substantially complied with. The improvements are shown on Drawings No. 92D027, 92D030, 93D035 and 98D013 on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on June 3, 1998.

2. The streets to be accepted are as follows:

Streets	Length in Miles
Fairchild Drive	0.05
Hartford Drive	0.04
Idlewild Drive	0.16
Squire Way	0.08
Stockton Street	0.00
Total New Miles of City Streets	0.33

Dated: January 20, 1999

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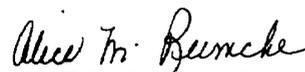
I hereby certify that Resolution No. 99-05 was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 20, 1999, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi, Pennino and Land (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


ALICE M. REIMCHE
City Clerk

CITY COUNCIL

KEITH LAND, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
SUSAN HITCHCOCK
ALAN S. NAKANISHI
PHILLIP A. PENNINGO

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

January 22, 1999

Mr. J. Jeffrey Kirst
Bangs Ranch, L. P.
P. O. Box 1259
Woodbridge, CA 95258

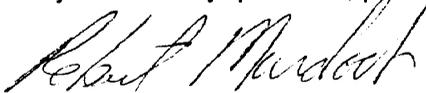
SUBJECT: Bangs Ranch, Unit No. 3, Tract No. 2869

The City Council of the City of Lodi, at its meeting on Wednesday, January 20, 1999, 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 Letter of Credit covering faithful performance can be exonerated. The Letter 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 April 20, 1999, this Letter of Credit 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

KEITH LAND, Mayor
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City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

January 22, 1999

Mr. Ronald Mettler
Farmers & Merchants Bank
P. O. Box 3000
Lodi, CA 95241-1902

SUBJECT: Bangs Ranch, Unit No. 3, Tract No. 2869

The City Council of the City of Lodi, at its meeting on Wednesday, January 20, 1999, 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 Letter of Credit covering faithful performance. The Letter of Credit covering labor and materials must remain in effect until April 20, 1999, in conformance with State law. You will receive no further correspondence regarding the release of the Letter of Credit.

If you have any questions, please contact me.



Robert Murdoch
City Engineer

RKM/lm

Enclosures

cc: Bangs Ranch, L. P.
City Clerk ✓