



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Acceptance of Improvements in Towne Ranch, Unit No. 4, Tract No. 2632

MEETING DATE: May 15, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution accepting the development improvements for Towne Ranch, Unit No. 4, Tract No. 2632.

BACKGROUND INFORMATION: Improvements at Towne Ranch, Unit No. 4, Tract No. 2632, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Towne Ranch Associates, a California Limited Partnership, as approved by the City Council on November 1, 1995, and as shown on Drawings No. 92D112, 95D089, and 95D090.

The streets to be accepted are as follows:

| Streets | Length in Miles |
|--|-----------------|
| Candlewood Drive | 0.08 |
| Glen Oak Drive | 0.05 |
| Candlewood Court | 0.05 |
| | |
| Total New Miles of City Streets | 0.18 |

FUNDING: Not applicable.



Jack L. Ronsko
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer

JLR/WKF/pmf

Attachment

cc: City Attorney
Associate Traffic Engineer
Street Superintendent
Developer
Baumbach-Piazza

APPROVED: _____

H. Dixon Flynn -- City Manager

RESOLUTION NO. 96-53

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE DEVELOPMENT IMPROVEMENTS INCLUDED
IN THE IMPROVEMENT AGREEMENT FOR TOWNE RANCH,
UNIT NO. 4, TRACT NO. 2632

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 for Towne Ranch, Unit No. 4, Tract No. 2632, have been substantially complied with. The improvements are shown on Drawings Nos. 92D112, 95D089, and 95D090 on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on November 1, 1995.
2. The streets to be accepted are as follows:

| <u>Streets</u> | <u>Length in Miles</u> |
|--|------------------------|
| Candlewood Drive | 0.08 |
| Glen Oak Drive | 0.05 |
| Candlewood Court | 0.05 |
| Total New Miles of City Streets | 0.18 |

Dated: May 15, 1996

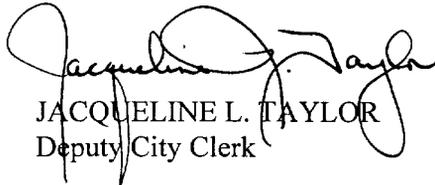
I hereby certify that Resolution No. 96-53 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 15, 1996, by the following vote:

AYES: COUNCIL MEMBERS - Davenport, Mann, Pennino, Sieglock and Warner (Mayor)

NOES: COUNCIL MEMBERS - None

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - None


JACQUELINE L. TAYLOR
Deputy City Clerk

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6842

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

May 17, 1996

Towne Ranch Associates
Attn: Dennis G. Bennett
P. O. Box 1597
Lodi, CA 95241

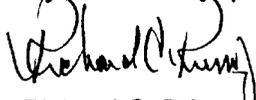
SUBJECT: Acceptance of Improvements in Towne Ranch, Unit No. 4, Tract No. 2632

The City Council of the City of Lodi, at its meeting on Wednesday, May 15, 1996, 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 August 13, 1996, this instrument can be released if no claims have been filed.

If you have any questions, please contact me.



Richard C. Prima, Jr.
City Engineer

RCP/lm

Enclosure

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

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
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May 17, 1996

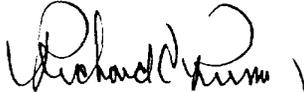
Farmers and Merchants Bank
Attn: Phil Felde
P. O. Box 380
Lodi, CA 95241-0380

SUBJECT: Acceptance of Improvements in Towne Ranch, Unit No. 4, Tract No. 2632

The City Council of the City of Lodi, at its meeting on Wednesday, May 15, 1996, 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 August 13, 1996 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.



Richard C. Prima, Jr.
City Engineer

RCP/lm

Enclosures

cc: Towne Ranch Associates
City Clerk