CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve Improvement Agreement for Sunwest Marketplace, 2449 West Kettleman Lane

MEETING DATE: December 1, 1999

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council direct the City Manager and City Clerk to execute the Improvement Agreement for the Public Improvements of Sunwest Marketplace (APN # 027-040-030) on behalf of the City and appropriate funds for the required fee credits/reimbursements.

BACKGROUND INFORMATION: The project consists of public improvements for the development of a retail commercial shopping center on a 9.94-acre site at the northeast corner of the Kettleman Lane/ Lower Sacramento Road intersection as shown on attached Exhibit A. The site is immediately west of the Lodi Town Plaza (Target) shopping center. A Safeway Superstore is currently under construction on the site.

The improvements include street widening on Lower Sacramento Road and Kettleman Lane, relocation and modification of the existing traffic signal at the Kettleman Lane/Lower Sacramento Road intersection, installation of a new traffic signal on Lower Sacramento Road at the shopping center entrance, and the extension of public utilities.

The developer, Sunwest Marketplace Lodi, LLC, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificate and fees for the proposed development.

The Developer is eligible for reimbursement for the following work in conformance with LMC §16.40, Reimbursements for Construction:

1. Overwidth street improvements on Lower Sacramento Road and Kettleman Lane, including median installation and associated traffic striping, signage and traffic control.
2. Modification and relocation of the traffic signal at the Kettleman Lane/Lower Sacramento Road intersection.
3. Master plan storm drain lines.
4. Oversize costs for master plan water mains.

The overwidth street improvements and traffic signal modification are included in the Measure K Construction Cooperative Agreement #1 for Lower Sacramento Road Widening as approved by Council on July 21, 1999. Reimbursements for these improvements will be made from Measure K funds provided by that agreement and Development Impact Mitigation Fee funds for regional street improvements. Reimbursements for the master plan storm drain and water mains will be made from Development Impact Mitigation Fee funds for storm drain and water system improvements, respectively.

The appropriations requested are based on contract estimates provided by the developer. Actual reimbursements will be made based on verified claims submitted by the developer.

FUNDING: Funds will be provided from the following sources:

Street Funds	$710,000
IMF Water System Improvements	$ 4,000
IMF Storm Drain System Improvements	$170,000
Total	**$884,000**

Funding Available: Vicky M'Cotte
Finance Director

Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
Attachment
cc: Senior Civil Engineer FujitaniSunwest Marketplace Lodi, LLC
Senior Civil Engineer Welch Baumbach & Piazza

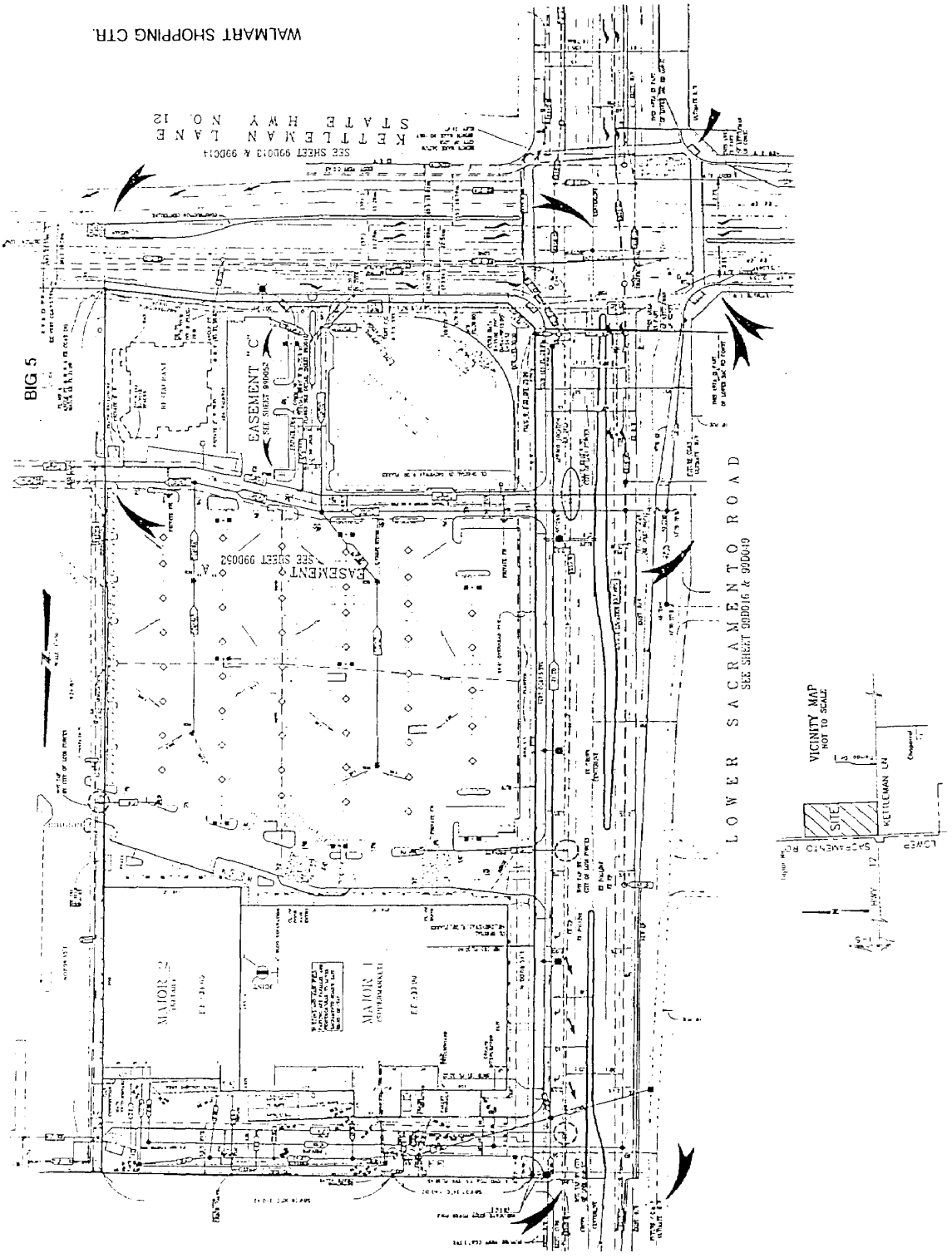
APPROVED: H. Dixon Flynn -- City Manager

CIASUNWESTMKTPLC 11/19/99

CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A



SUNWEST MARKETPLACE