

CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve Final Map and Improvement Agreement for Century Meadows Four, Unit No. 1, Tract No. 2753, and Appropriate Funds for the Required Reimbursements

MEETING DATE: April 4, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for Century Meadows Four, Tract No. 2753, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City, and appropriate funds for the required reimbursements.

BACKGROUND INFORMATION: The subdivision is located west of Mills Avenue and the existing Century Meadows Three development, south of Century Boulevard and east of the DeBenedetti Park site as shown on Exhibit A. The development consists of 71 single-family residential lots.

Subdivision improvements include excess width street improvements in Century Boulevard and the installation of underground utilities and street improvements along the Heavenly Way and Century Boulevard street frontages at De Benedetti Park. Reimbursement for the cost of excess width street improvements and the park site improvements shall be applied as a credit against development impact mitigation fees for street improvement facilities and park and recreation facilities, respectively, at the time of fee payment in conformance with Lodi Municipal Code §16.40 Reimbursements for Construction.

The subdivision improvements also include the final lift (0.10') of asphalt concrete in Mills Avenue from Century Boulevard to the south project boundary. The existing street improvements on Mills Avenue were installed during the period from 1993 through 1994 as part of the first three units of the Century Meadows Three development to the east. Since future development that might require new taps in underground utilities was anticipated on the west side of Mills Avenue, the installation of the final lift (0.10') of asphalt concrete was deferred in order to preserve the structural integrity of the street section. Payment was made by the developer of the Century Meadows Three development to cover the cost of this work in the future. Staff, therefore, requests that money be appropriated to reimburse the developer of the Century Meadows Four project for this work.

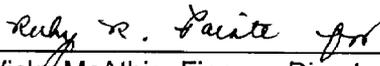
FUNDING:	Street Fund	\$ 13,500
	IMF – Street Improvements (Local)	\$ 18,000
	IMF – Park & Recreation	<u>\$ 83,500</u>
	Total	\$115,000

APPROVED: _____

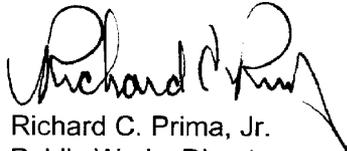
Janet Katis for
H. Dixon Flynn -- City Manager

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Funding Available:



Vicki McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/pkh

Attachment

cc: Senior Civil Engineer Fujitani
Street Superintendent
Parks & Recreation Superintendent
Century Building Partners I, L. P.
Baumbach & Piazza

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINGO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

March 30, 2001

Century Building Partners I, L.P.
c/o Frontiers – Tom Doucette
2375 W. March Lane
Stockton, CA 95027

SUBJECT: Final Map and Improvement Agreement for Century Meadows, Four,
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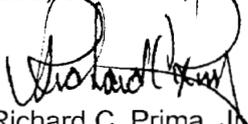
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, April 4, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

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 Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at (209) 333-6800, extension 2659.



Richard C. Prima, Jr.
Public Works Director

RCP/pkh
Enclosure
cc: City Clerk

NCCMTG

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March 30, 2001

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

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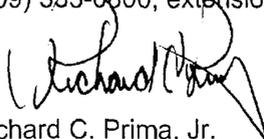
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