



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for June 7, 1995 to Consider Reimbursement Agreement #RA-95-03 for Public Improvements for Century Meadows Three, Units 1, 2 and 3

MEETING DATE: May 3, 1995

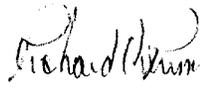
PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a public hearing for June 7, 1995 to consider Reimbursement Agreement #RA-95-03 for public improvements in Mills Avenue and at the intersection of Mills Avenue and Century Boulevard constructed with the Century Meadows Three, Units 1, 2 and 3 subdivisions.

BACKGROUND INFORMATION: The developer of the Century Meadows Three, Units 1, 2 and 3 subdivisions, Pacific Valley Housing Corporation, has requested a Reimbursement Agreement in conformance with Chapter 16.40 of the Lodi Municipal Code, for public improvements constructed in Mills Avenue and at the intersection of Mills Avenue and Century Boulevard in conjunction with their subdivisions. The improvements benefit adjacent properties on the west side of Mills Avenue. The developer has paid the appropriate application fee and the developer's engineer, Baumbach & Piazza, has submitted the required cost estimate for the improvements and identified the area of benefit.

The portion of Mills Avenue affected is located south of Century Boulevard and is bounded on the east by Century Meadows Three, Units 1, 2 and 3 and an undeveloped parcel (APN 058-230-002) on the west, as shown on attached Exhibit A. The improvements consist of water, sanitary sewer and storm drain lines, and street paving on the west half of Mills Avenue from Century Boulevard to the southerly boundary of Century Meadows Three, Unit 3.

FUNDING: Applicant fees and reimbursement fees collected from future development.


for Jack L. Ronsko
Public Works Director

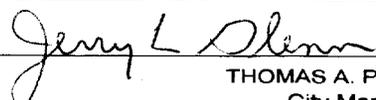
Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW/saw

Attachment

cc: Associate Civil Engineer - Development Services
Pacific Valley Housing Corporation
Baumbach & Piazza
Delmar and Doris Batch

APPROVED: _____



THOMAS A. PETERSON
City Manager



recycled paper

EXHIBIT A

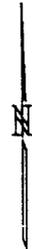
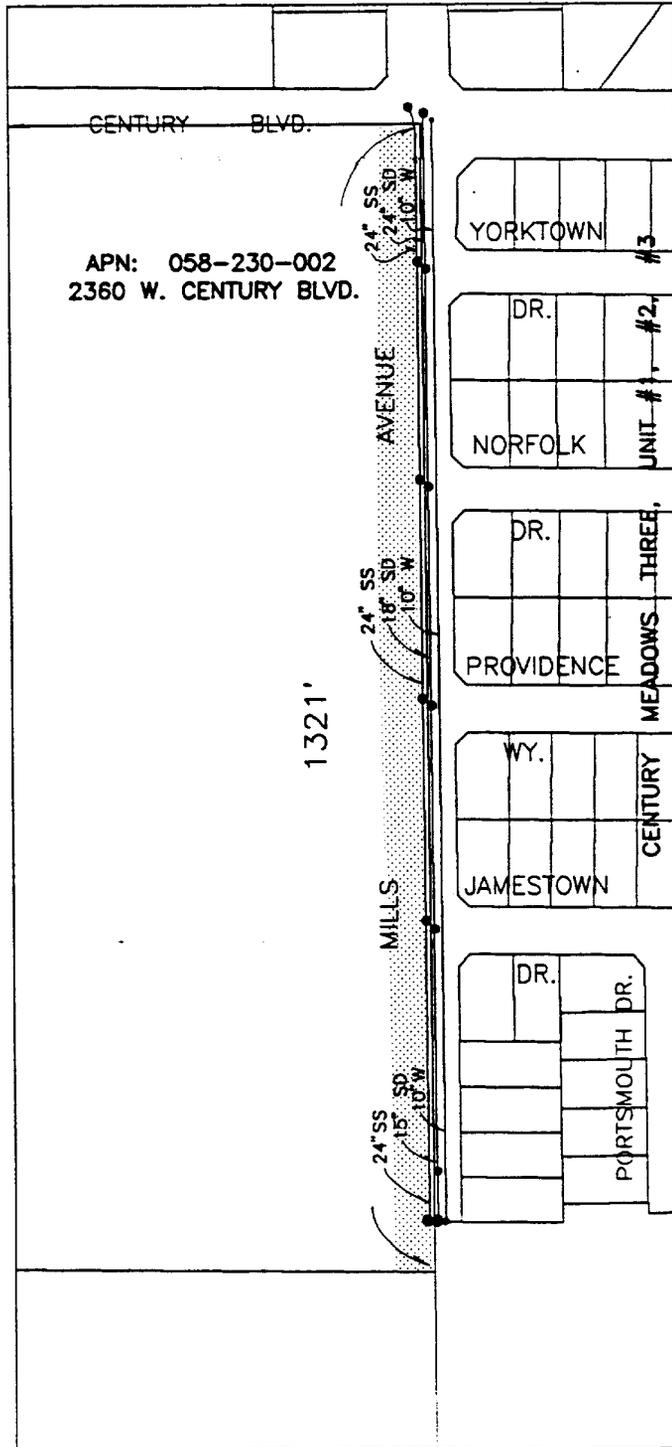


CITY OF LODI

PUBLIC WORKS DEPARTMENT

CENTURY MEADOWS THREE
UNITS NO. 1, 2, & 3

REIMBURSEMENT - #RA 95-03



N.T.S.



CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER REIMBURSEMENT AGREEMENT
#RA-95-03 FOR PUBLIC IMPROVEMENTS FOR CENTURY MEADOWS
THREE, UNITS 1, 2 AND 3 -- PUBLIC HEARING JUNE 7, 1995

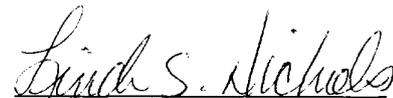
PUBLISH DATE: SATURDAY, MAY 6, 1995

TEAR SHEETS WANTED: ONE

AFFIDAVIT AND BILL TO: JACQUELINE L. TAYLOR
ACTING CITY CLERK

DATED: MAY 4, 1995

ORDERED BY:


LINDA S. NICHOLS
DEPUTY CITY CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: June 7, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

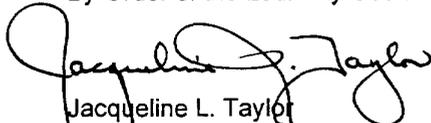
NOTICE IS HEREBY GIVEN that on **Wednesday, June 7, 1995** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) consider Reimbursement Agreement #RA-95-03 for Public Improvements for Century Meadows Three, Units 1, 2 and 3

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jacqueline L. Taylor
Acting City Clerk

Dated: **May 4, 1995**

Approved as to form:


Bobby W. McNatt
City Attorney

JACKIE:

5/2/95

LIST OF CONTACTS FOR CENTURY MEADOWS III REIMBURSEMENT REQUESTED BY
SHARON WELCH FOR YOUR USE:

PACIFIC VALLEY HOUSING:
650 EAST BLITHEDALE, STE #20
MILL VALLEY, CA 94941

BAUMBACH & PIAZZA
ATTN: STEVE E. PECHIN
321 WEST ELM STREET
LODI, CA 95240

MR. & MRS. DELMAR (DORIS) BATCH
1817 WEST HARNEY LANE
LODI, CA 95242

Jamie #661



DECLARATION OF MAILING

On May 4, 1995 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 4, 1995, at Lodi, California.

Jacqueline L. Taylor
Acting City Clerk


Linda S. Nichols
Deputy City Clerk

CITY COUNCIL

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

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 26, 1995

Meeting list attached

SUBJECT: Set Public Hearing for June 7, 1995 to Consider
Reimbursement Agreement #RA-95-03 for Public Improvements
for Century Meadows Three, Units 1, 2 and 3

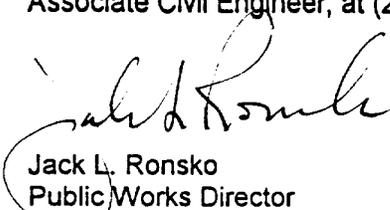
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 3, 1995, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

As indicated in the title, the only action will be to set a public hearing date on the item. Public hearings are usually set for the second following Council Meeting.

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 Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Associate Civil Engineer, at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/Im

Enclosure

cc: City Clerk ✓

CITY OF LODI

CITY HALL, 221 W. PINE ST.
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

MR & MRS DELMAR D BATCH
1767 E HARNEY LN
LODI CA 95240

CITY OF LODI

CITY HALL, 221 W. PINE ST.
P. O. BOX 3006
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BAUMBACH - PIAZZA
CIVIL ENGINEERS
323 W ELM ST
LODI CA 95240

PACIFIC VALLEY HOUSING CORP
650 E BLITHEDALE AVE STE O
MILL VALLEY CA 94941