



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt a Resolution Accepting the Improvements at 770 North Guild Avenue

MEETING DATE: June 20, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution accepting the improvements at 770 North Guild Avenue.

BACKGROUND INFORMATION: The public improvements at 770 North Guild have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Lodi Distribution Trust 2000, and as shown on Drawings Nos. 000D062 through 000D071, 000D085 and 000D086.

The project included the construction of substantial public improvements in order to extend full public services to the newly annexed industrial properties. These improvements include: reconstruction of Guild Avenue (Victor Road to Turner Road) and all underground utilities; extension of Turner Road to Guild Avenue; extension of the Cluff Avenue sewer collection facilities; construction of a new water main in Lime Avenue; and construction of new electric distribution facilities to serve the entire area.

The developer is entitled to reimbursement by the City for the installation of Master Plan storm drain facilities, excess width street pavement improvements in Guild Avenue, offsite street pavement improvements in Guild Avenue, and oversize water and sanitary sewer mains in conformance with LMC 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction. All reimbursements will be made when the improvements are complete and accepted by the City.

The cost of improvements installed by the City and developer that benefit adjacent properties and would be required of those properties upon development is reimbursable to the City and developer in accordance with LMC 16.40. It is the intention of City staff and the developer to seek Council approval, by separate action, for the establishment of an area of benefit to recover the cost of those improvements when all the costs are known. City staff is working with the developer and his contractor to compile the final costs for this project.

| | | | |
|----------|---------------------------------|-------------|-----------|
| FUNDING: | IMF – Local Street Improvements | (327) | \$ 28,000 |
| | IMF – Water Improvements | (182) | \$ 28,000 |
| | IMF – Sewer Improvements | (173) | \$ 31,000 |
| | IMF – Storm Drain Improvements | (326) | \$190,000 |
| | Measure K Street Fund | (325) | \$ 49,000 |
| | AB 2928 | (3371.5498) | \$413,000 |
| | Sewer Fund | (171) | \$ 49,000 |
| | Water Fund | (181) | \$ 35,000 |
| | TOTAL | \$ | 823,000 |

Richard C. Prima, Jr.
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer
RCP/WKF/lm

- cc: Randy Hays, City Attorney
- Sharon Welch, Senior Civil Engineer - Development Services
- George Bradley, Street Superintendent
- Fran Forkas, Water/Wastewater Superintendent
- Paula Fernandez, Associate Traffic Engineer
- Kay Tamura, Senior Engineering Technician
- Lodi Distribution Trust 2000

APPROVED: _____

H. Dixon Flynn -- City Manager

When Recorded, Return to:
City of Lodi City Clerk's Office
P.O. Box 3006
Lodi, CA 95241-1910

RESOLUTION NO. 2001-152

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING
THE PUBLIC IMPROVEMENTS INCLUDED IN THE IMPROVEMENT
AGREEMENT FOR 770 NORTH GUILD AVENUE

=====

The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Lodi Distribution Trust 2000, for the public improvements of 770 N. Guild Avenue have been substantially complied with. The improvements are shown on Drawings No. 000D062 through 000D071, 000D085 and 000D086 on file in the Public Works Department.

Dated: June 20, 2001

=====

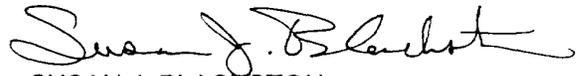
I hereby certify that Resolution No. 2001-152 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 20, 2001, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Pennino and
Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
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

June 15, 2001

Lodi Distribution Trust 2000
860-R Napa Valley Corp. Way
Napa, CA 94558

SUBJECT: Adopt a Resolution Accepting the Improvements at 770 North Guild Avenue

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 20, 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 Wesley Fujitani, Senior Civil Engineer, at (209) 333-6800, extension 2669.


Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

NCACCPT

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
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

June 22, 2001

Lodi Distribution Trust 2000
860-R Napa Valley Corp. Way
Napa, CA 94558

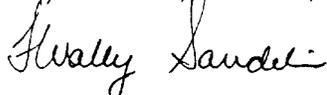
SUBJECT: Acceptance of Improvements at 770 North Guild Avenue – Mondavi Winery

The City Council of the City of Lodi, at its meeting on Wednesday, June 20, 2001, 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.

A copy of this letter will be sent to your bonding agency in order that the bond covering faithful performance can be exonerated. The bond covering labor and materials will have to remain in effect for a period of ninety days from the date of the resolution in conformance with State law.

If you have any questions, please contact Sharon Blaufus, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Hartford Fire Insurance Company

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
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

June 22, 2001

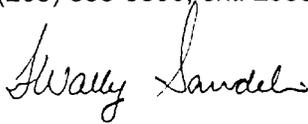
Hartford Fire Insurance Company
Mark Roppo
33 New Montgomery Street
San Francisco, CA 94105

SUBJECT: Acceptance of Improvements at 770 North Guild Avenue – Mondavi Winery

The City Council of the City of Lodi, at its meeting on June 20, 2001, accepted the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to exonerate the bond covering faithful performance. The bond covering labor and materials must remain in effect until September 18, 2001, in conformance with the requirements of State law. You will receive no further correspondence regarding the release of the bond for labor and materials unless a claim is filed.

If you have any questions, please contact Sharon Blaufus, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/SB/pmf

Enclosures

cc: Lodi Distribution Trust 2000
City Clerk