



# CITY OF LODI

# COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Accepting Almond Drive and Stockton Street Improvements in Colvin Ranch, Tract No. 2430

MEETING DATE: August 15, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution accepting the Almond Drive and Stockton Street improvements in Colvin Ranch, Tract No. 2430.

BACKGROUND INFORMATION: Improvements for the Colvin Ranch development include street widening and frontage improvements on Stockton Street and Almond Drive as well as improvements within the subdivision boundaries.

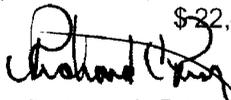
The development improvements within the subdivision boundaries were completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC, as approved by the City Council on June 2, 1999, and as shown on Drawings No. 92D019 through 92D022 and 92D025. These improvements were accepted by Council on November 17, 1999. The completion of the required improvements on Almond Drive and Stockton Street, as shown on Drawings No. 92D023 and 92D024, were delayed due to a dispute between Pacific Bell and AT&T Broadband regarding the relocation of their respective facilities which shared a common pole line. That dispute has been resolved and the Almond Drive and Stockton Street improvements have been completed.

Council also approved an addendum to the Colvin Ranch improvement agreement on March 21, 2001. This addendum between the Colvin Ranch developer and the City of Lodi addressed the design and installation of landscape and irrigation improvements on the Stockton Street and Almond Drive frontages. The original improvement agreement stated that the Stockton Street and Almond Drive landscaping and irrigation were the responsibility of the City. The addendum to the agreement covered the reimbursement to the developer for the costs to design and install the landscaping and irrigation along Stockton Street and Almond Drive. These landscaping and irrigation improvements have also been completed in substantial conformance with the requirements of the improvement agreement addendum.

The streets to be accepted are as follows:

Streets	Length in Miles
Almond Drive	0.00
Stockton Street	0.00
<b>Total New Miles of City Streets</b>	<b>0.00</b>

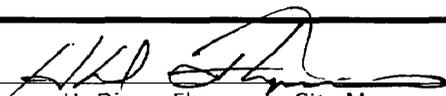
FUNDING:	Expendable Trust – Public Works (14101.2358)	\$ 3,250
	Measure K fund (325)	\$22,445

  
 Richard C. Prima, Jr.  
 Public Works Director

Prepared by Wes Fujitani, Senior Civil Engineer  
RCP/WKF/lm

cc: City Attorney  
Senior Civil Engineer Welch  
Senior Civil Engineer Fujitani  
Park Place Development, LLC  
Baumbach & Piazza

*WS*

APPROVED:   
H. Dixon Flynn -- City Manager

RESOLUTION NO. 2001-194

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING  
ALMOND DRIVE AND STOCKTON STREET DEVELOPMENT  
IMPROVEMENTS INCLUDED IN THE IMPROVEMENT  
AGREEMENT FOR COLVIN RANCH, TRACT NO. 2430

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC, for the required improvements on Almond Drive and Stockton Street in Colvin Ranch, Tract No. 2430, have been substantially complied with. The improvements are shown on Drawings No. 92D023 and 92D024 on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on June 2, 1999; and
2. That all requirements of the Addendum to the Colvin Ranch Improvement Agreement between the City of Lodi and Park Place Development, LLC, for the design and installation of landscape and irrigation improvements on Stockton Street and Almond Drive frontages in Colvin Ranch, Tract No. 2430, have been substantially complied with. The improvements are specifically set forth in the plans and specifications approved by the City Council on March 21, 2001; and
3. The streets to be accepted are as follows:

<b>Streets</b>	<b>Length in Miles</b>
Almond Drive	0.00
Stockton Street	<u>0.00</u>
<b>Total New Miles of City Streets</b>	<b>0.00</b>

Dated: August 15, 2001

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I hereby certify that Resolution No. 2001-194 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 15, 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. 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  
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H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

August 16, 2001

Park Place Development, LLC  
c/o R. Thomas Development  
P.O. Box 1598  
Lodi, CA 95241

**SUBJECT: Acceptance of Almond Drive and Stockton Street Improvements in  
Colvin Ranch, Tract No. 2430**

The City Council of the City of Lodi, at its meeting on August 15, 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 Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Accordia Insurance

CITY COUNCIL

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

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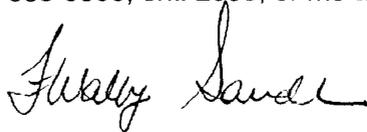
David Weise  
Accordia Insurance  
P.O. Box 2680  
Lodi, CA 95241-1680

SUBJECT: Acceptance of Almond Drive and Stockton Street Improvements in  
Colvin Ranch, Tract No. 2430

The City Council of the City of Lodi, at its meeting on August 15, 2001, accepted the remainder of 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 November 13, 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 Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin  
City Engineer

FWS/RA/pmf

Enclosures

cc: Park Place Development, LLC  
City Clerk