



# CITY OF LODI

# COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Accepting a Portion of the Improvements in Parisis Ranch, Tract No. 3111  
 MEETING DATE: April 3, 2002  
 PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution accepting a portion of the development improvements for Parisis Ranch, Tract No. 3111.

BACKGROUND INFORMATION: Improvements for the Parisis Ranch development include street widening and frontage improvements on Stockton Street and Harney Lane, utility relocations in Harney Lane and Stockton Street, and construction coordination with the installation of a traffic signal at the intersection of Harney Lane and Stockton Street.

The development improvements within the interior of Parisis Ranch, Tract No. 3111, have been 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 August 15, 2001, and as shown on Drawings No. 000D146 through 000D153, 000D158 through 000D164, and 000D166. The City of Lodi has awarded a contract to Collins Electric for the installation of the traffic signal at Harney Lane and Stockton Street and work should be completed this summer. This signal work also affects the utilities and the street improvements on Stockton Street and Harney Lane fronting Parisis Ranch. The developer has requested that the completed improvements within the subdivision be accepted by the City prior to completion of the Stockton Street/Harney Lane work. Staff feels this is a reasonable request and recommends that Council accept the improvements within the subdivision boundaries and authorize release of a portion of the improvement security for those improvements.

Staff will return to Council for acceptance of the Harney Lane and Stockton Street improvements when they are completed.

The streets to be accepted are as follows:

Streets	Length in Miles
Culbertson Court	0.04
Culbertson Drive	0.03
Mullen Way	0.07
Kirsten Drive	0.05
Kirsten Court	0.05
<b>Total New Miles of City Streets</b>	<b>0.24</b>

FUNDING: Not applicable.

Richard C. Prima, Jr.  
Public Works Director

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

- cc: City Attorney
- Senior Traffic Engineer
- Engineering Technician Supervisor
- Park Place Development, LLC
- Senior Civil Engineer - Development Services
- Street Superintendent
- Chief Building Inspector
- Baumbach and Piazza

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. 2002-67

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING A  
PORTION OF THE DEVELOPMENT IMPROVEMENTS  
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR  
PARISIS RANCH, TRACT NO. 3111

=====

WHEREAS, improvements for the Parisis Ranch development include street widening and frontage improvements on Stockton Street and Harney Lane, utility relocations in Harney Lane and Stockton Street, and construction coordination with the installation of a traffic signal at the intersection of Harney Lane and Stockton Street; and

WHEREAS, the development improvements within the interior of Parisis Ranch, Tract No. 3111, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC; and

WHEREAS, the City of Lodi has awarded a contract to Collins Electric for the installation of the traffic signal at Harney Lane and Stockton Street, which should be completed this summer; and

WHEREAS, this signal work also affects the utilities and the street improvements on Stockton Street and Harney Lane fronting Parisis Ranch; and

WHEREAS, the developer has requested that the completed improvements within the subdivision be accepted by the City prior to completion of the Stockton Street/Harney Lane work; and

WHEREAS, staff recommends that the City Council accept the improvements within the subdivision boundaries and authorize release of a portion of the improvement security for those improvements.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lodi finds as follows:

1. That a portion of the requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC, for the improvements in Parisis Ranch, Tract No. 3111, have been substantially complied with. The improvements are shown on Drawings No. 000D146 through 000D153, 000D158 through 000D164, and 000D166 on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on August 15, 2001; and

2. The streets to be accepted are as follows:

<b>Streets</b>	<b>Length in Miles</b>
Culbertson Court	0.04
Culbertson Drive	0.03
Mullen Way	0.07
Kirsten Drive	0.05
Kirsten Court	<u>0.05</u>
<b>Total New Miles of City Streets</b>	<b>0.24</b>

Dated: April 3, 2002

=====

I hereby certify that Resolution No. 2002-67 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 3, 2002, by the following vote:

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

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Hitchcock

ABSTAIN: COUNCIL MEMBERS – None

  
SUSAN J. BLACKSTON  
City Clerk

CITY COUNCIL

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

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](mailto: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 28, 2002

Park Place Development, LLC  
P. O. Box 1598  
Lodi, CA 95241

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

SUBJECT: Adopt Resolution Accepting a Portion of the Improvements in Parisis  
Ranch, Tract No. 3111

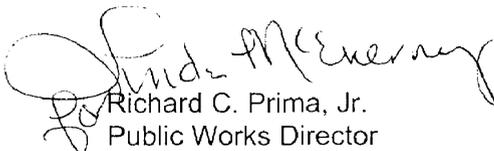
Enclosed is a copy of background information on an item on the City Council  
agenda of Wednesday, April 3, 2002. The meeting will be held at 7 p.m. in the  
City Council Chamber, Carnegie Forum, 305 West Pine Street.

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 333-6702.

If you have any questions about the item itself, please call Wes Fujitani, Senior Civil  
Engineer, at 333-6706.

  
Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

NCACCPORION

CITY COUNCIL

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

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

April 8, 2002

Park Place Development, LLC  
P O Box 1598  
Lodi, CA 95241

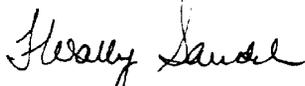
SUBJECT: Parisis Ranch, Tract #3111

The City Council of the City of Lodi, at its meeting on April 3, 2002, accepted a portion of the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting this portion of the public improvements. From the date of the resolution, the City of Lodi will maintain the streets and other public improvements installed within rights-of-way and public utility easements within this portion as shown on the approved plans.

A copy of this letter will be sent to your bonding agency in order that they may release \$489,082.10 from the bond covering faithful performance for the portion accepted. The bond covering labor and materials must remain in effect until July 1, 2002, at which time that bond amount can be reduced to \$114,339.71.

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



F. Wally Sandelin  
City Engineer

FWS/bss

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
✓ City Clerk  
Rebecca Areida, Management Analyst  
Developers Surety and Indemnity Company  
Baumbach and Piazza

CITY COUNCIL

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

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](mailto: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

April 8, 2002

Ms. Renee Ramsey  
Developers Surety and Indemnity Company  
17780 Fitch #200  
Irvine, CA 92614

SUBJECT: Acceptance of Portion of Public Improvements  
Paris Ranch, Tract No. 3111

The City Council of the City of Lodi, at its meeting on April 3, 2002, accepted a portion of the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to release \$489,082.10 from the bond covering faithful performance for the portion accepted. The balance to be held in the faithful performance bond is \$228,679.41. The bond covering labor and materials must remain in effect until July 1, 2002, at which time that bond amount can be reduced to \$114,339.71.

When the improvements on Stockton Street and Harney Lane are accepted, we will notify you regarding the final release of the bonds.

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



F. Wally Sandelin  
City Engineer

FWS/RA/bss

Enclosures

cc: Park Place Development, LLC  
Baumbach and Piazza  
City Clerk  
Rebecca Areida, Management Analyst