



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Accepting Improvements in Century Meadows Four, Unit No. 1, Tract No. 2573

MEETING DATE: May 15, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution accepting the development improvements for Century Meadows Four, Unit No. 1, Tract No. 2573.

BACKGROUND INFORMATION: Improvements at Century Meadows Four, Unit No. 1, Tract No. 2573, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Century Building Partners I, L.P., as approved by the City Council on April 4, 2001, and as shown on Drawings No. 000D089 through 000D097 and 000D128 through 000D142.

The streets to be accepted are as follows:

Streets	Length in Miles
Heavenly Court	0.03
Heavenly Way	0.15
Providence Way	0.16
Snowbird Drive	0.09
Sugarbowl Way	0.09
Sun Valley Drive	0.10
Total New Miles of City Streets	0.62

This is the first completed project that used the new alternative street design, which includes slightly narrower streets and a parkway strip. The project also includes a new streetlight design. While the landscaping and homes are not complete, staff encourages the Council to visit the project, located south of Century Boulevard and west of Mills Avenue.

FUNDING: Not applicable.

Richard C. Prima, Jr.
Public Works Director

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

- cc: City Attorney
- Senior Civil Engineer - Development Services
- Senior Traffic Engineer
- Street Superintendent
- Senior Technician Supervisor Gaither
- Chief Building Inspector
- Developer

APPROVED: _____

H. Dixon Flynn -- City Manager

RESOLUTION NO. 2002-92

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING
THE DEVELOPMENT IMPROVEMENTS INCLUDED IN THE
IMPROVEMENT AGREEMENT FOR CENTURY MEADOWS
FOUR, UNIT NO. 1, TRACT NO. 2573

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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 Century Building Partners I, L. P., for the improvements of Century Meadows Four, Unit No. 1, Tract No. 2573, have been substantially complied with. The improvements are shown on Drawings No. 000D089 through 000D097 and 000D128 through 000D142, on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on April 4, 2001.

2. The streets to be accepted are as follows:

Streets	Length in Miles
Heavenly Court	0.03
Heavenly Way	0.15
Providence Way	0.16
Snowbird Drive	0.09
Sugarbowl Way	0.09
Sun Valley Drive	0.10
Total New Miles of City Streets	0.62

Dated: May 15, 2002

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I hereby certify that Resolution No. 2002-92 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 15, 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
<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

May 24, 2002

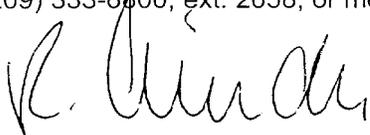
Developers Surety and Indemnity Company
Attn: Larry Lee, Attorney-in-Fact
Truex Insurance Agency
17780 Fitch Street, Suite 200
Irvine, CA 92614

SUBJECT: Century Meadows Four, Unit No. 1, Tract No. 2573

The City Council of the City of Lodi, at its meeting on Wednesday, May 15, 2002, 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 August 13, 2002, 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 (209) 333-6800, ext. 2658, or me at (209) 333-6800, ext. 2669.



WKF
Wesley K. Fujitani
Senior Civil Engineer

WKF/lm

Enclosures

cc: Tom Doucette, ~~Frontiers~~
City Clerk ✓

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
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Public Works Director

May 24, 2002

Century Partners I, L. P.
c/o Frontiers
Attn: Tom Doucette
3247 W. March Ln., Ste. 220
Stockton, CA 95219-2338

SUBJECT: Century Meadows Four, Unit No. 1, Tract No. 2573

The City Council of the City of Lodi, at its meeting on Wednesday, May 15, 2002, 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 333-6800, ext. 2669.


for Wesley K. Fujitani
Senior Civil Engineer

WKF/lm

Enclosures

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Management Analyst
Developers Surety and Indemnity Company

LACCEPTDEVELOPER