



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Authorizing Additional City Participation in the Cost of the Harney Lane Lift Station Project, and Further Appropriating Funds for the Project; and Adopt Resolution Certifying the Negative Declaration as Adequate Environmental Documentation for the Harney Lane Lift Station Project

MEETING DATE: October 16, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Harney Lane Lift Station:

1. Adopt resolution authorizing additional City participation in the cost of the Harney Lane Lift Station Project, and further appropriating the funds.
2. Adopt resolution certifying the Negative Declaration for the Harney Lane Lift Station Project.

BACKGROUND INFORMATION: The original Harney Lane Lift Station service area (Exhibit A) and costs were shown in the "Final Report, City of Lodi Development Impact Fee Study" prepared by Nolte and Associates and Angus McDonald and Associates and dated August 1991. The original cost estimate was \$310,000.00 for the lift station and the sewer trunk line in Harney Lane.

On September 22, 1992, the lift station service area was modified by Council to include properties south of Harney Lane and establish the location of the lift station site (Exhibit B). No service area fee was established for this area but the property owners south of Harney Lane entered into an agreement with the City to participate in the oversizing costs of the lift station to serve the additional area and provide a lift station site on the south side of Harney Lane at Mills Avenue.

City Participation

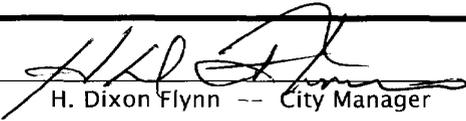
In 1996, since development plans had been submitted for residential projects within the lift station service area, staff sought direction from Council for the design and construction of the Harney Lane Lift Station. On October 16, 1996, Council authorized City participation in the cost of the lift station design (up to \$50,000) and directed staff to retain Baumbach & Piazza to perform this work.

More recently, construction of the force mains, gravity sewer mains and appurtenant structures associated with the lift station was completed in Mills Avenue and the Harney Lane/Mills Avenue intersection in conjunction with the Century Meadows Three, Unit No. 5 subdivision. Since the lift station improvements were not required to serve that development, on January 2, 2001, Council approved an addendum to the improvement agreement for the subdivision that authorized reimbursement from the City to the subdivision developer for the cost of that work (\$120,486.66).

At the present time, several residential projects that require construction of the sewer lift station to provide public wastewater service are in various stages of design. All the projects have been required to construct the lift station and appurtenant sewer trunk lines as a condition of development. The developers of the Century Meadows One, Unit No. 2 subdivision, Chris Keszler and Dave Williams, have stepped forward to undertake construction of the lift station as well as the sewer trunk line in Harney Lane (east of Mills Avenue) to allow these developments to proceed to construction.

The improvement plans for the Century Meadows One project as well as the lift station and sewer trunk line are currently in plan check. Separate improvement agreements for the subdivision and lift station will be brought to Council for approval at a later date. In the interim, since the developer will be eligible for reimbursement for the lift station and trunk line improvements in conformance with LMC 16.40 when they are constructed and accepted by the City, staff has prepared a preliminary spreadsheet for the project showing the verifiable expenditures to date, the anticipated costs in the developer's construction contract, and estimates of future improvements to the lift station site. The purpose of this work was to provide an estimate of the probable lift station fees for each parcel within the lift station service area and specifically those parcels that may be developing in the near future. The fees were calculated based on low-density residential land use and acreage. The anticipated project costs and lift station fees are shown on Exhibit C. As part of the analysis, the lift station service area

APPROVED: _____

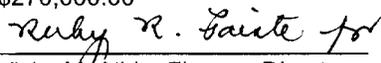

H. Dixon Flynn -- City Manager

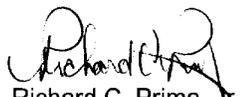
north of Harney Lane was divided into three zones, A, B and C, as shown on Exhibit D. Projects within Zone A (Century Meadows One, Units 2, 3 and 4, Century Meadows Three, Unit 4 and Century Meadows Two, Unit 4) and Zone B (Luckey development and Lackyard annexation) are expected to be developed prior to 2012 and more likely within the next two to five years. The properties in Zone C, however, include agricultural uses and many existing single-family residential dwellings, and future development within this area is projected beyond 2012.

As shown on Exhibit C, the total lift station and sewer main project costs are estimated to be approximately \$960,272.14. City participation to date totals \$164,707.66. The developers of the Century Meadows One project will, therefore, be required to advance the balance of \$795,564.48 to complete the lift station and sewer trunk line project. Although, as mentioned above, the developer will be eligible for reimbursement for the lift station and sewer main costs when the project is complete, development within Zone C is not anticipated before 2012 at the earliest. Staff, therefore, recommends that Council consider increasing City participation in the cost of the lift station project to bring total City participation equal to the lift station fees assigned to Zone C. Using the estimated fees for Zone C shown on Exhibit C plus 10% for contingencies, total City participation would be approximately \$433,000.00. Staff requests that Council appropriate \$270,000.00 from the sewer capital fund for this purpose. When the lift station project is complete, staff will return to Council with a request for a public hearing to set the Harney Lane Lift Station Fees to recover the actual cost of the project as well as approval of a reimbursement agreement with the developer. The City will be reimbursed when parcels within Zone C are developed or connected to the City's wastewater system.

Negative Declaration

A Negative Declaration for the Harney Lane Lift Station Project has been prepared by the Community Development Department and no significant impacts were identified. Staff requests that Council adopt a resolution certifying the Negative Declaration as adequate environmental documentation for the Project.

FUNDING: Sewer Capital Fund \$270,000.00
Funding Available: 
Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by: Sharon A. Welch, Senior Civil Engineer
Lyman Chang, Associate Civil Engineer
SNG & Associates

RCP/SAW/LC/SNG/lm

Attachments

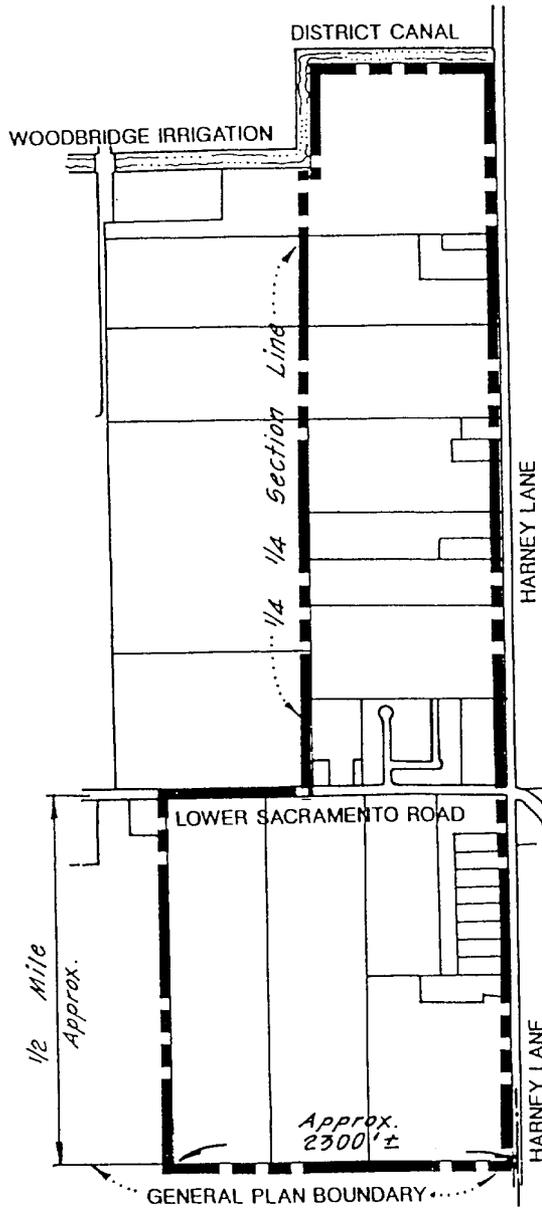
cc: City Attorney
Senior Civil Engineer Welch
Associate Civil Engineer Chang
City Planner
Water/Wastewater Superintendent
Chris Keszler
Dave Williams
Baumbach & Piazza



CITY OF LODI

PUBLIC WORKS DEPARTMENT

HARNEY LANE LIFT STATION SERVICE AREA



SERVICE AREA
 Approx. 292 Acres

N.T.S.

| Dr. | No. | Date | Revision | Appr. |
|------|-----|------|----------|-------|
| JM | | | | |
| Ch. | | | | |
| Date | | | | |
| 8/91 | | | | |

EXHIBIT A

EXHIBIT B

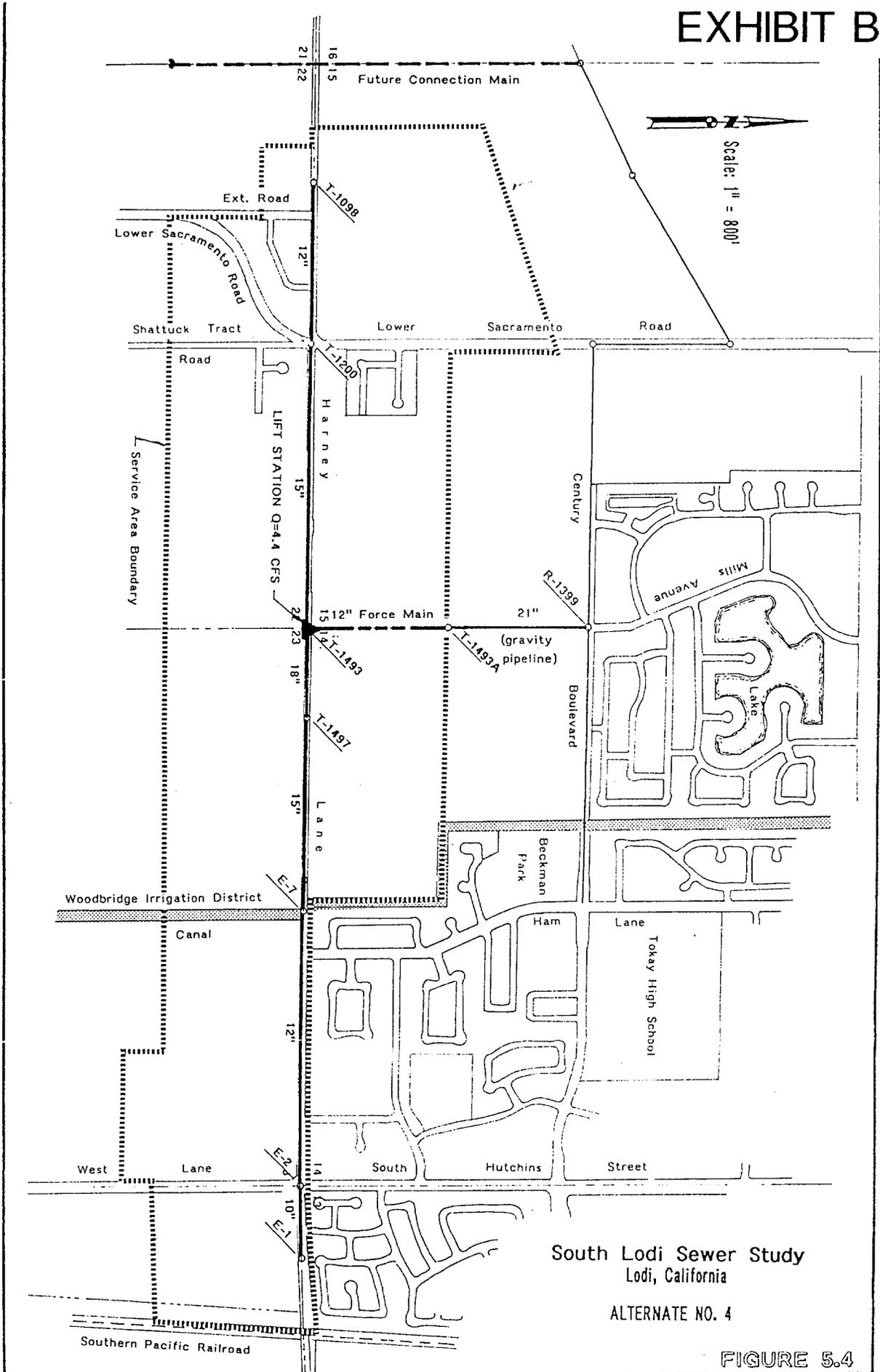


FIGURE 5.4

EXHIBIT C

COST BENEFIT ANALYSIS FOR HARNEY LANE LIFT STATION

City of Lodi
Public Works Department

Project: Harney Lane Lift Station
Engineer: Baumbach and Piazza

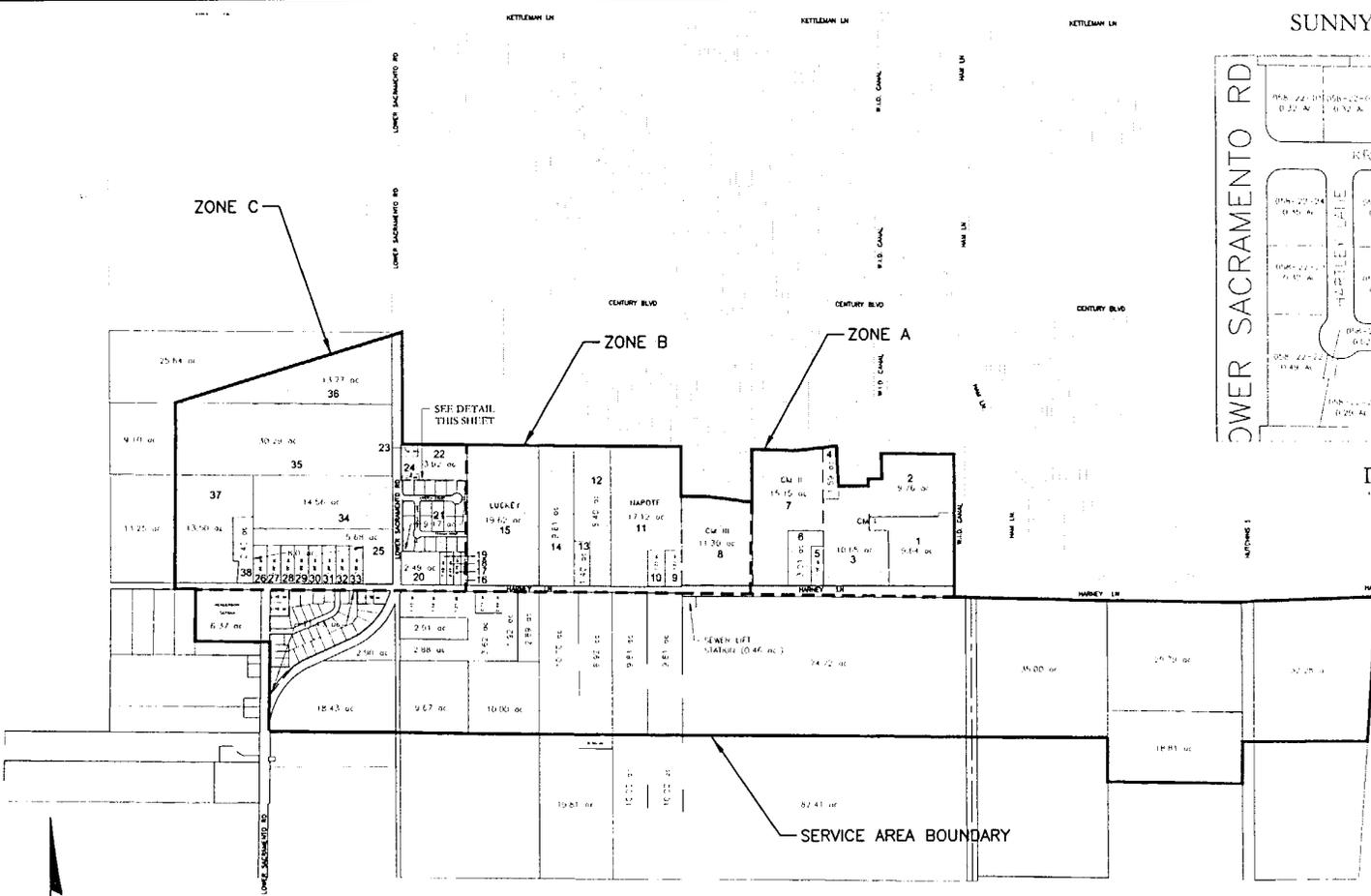
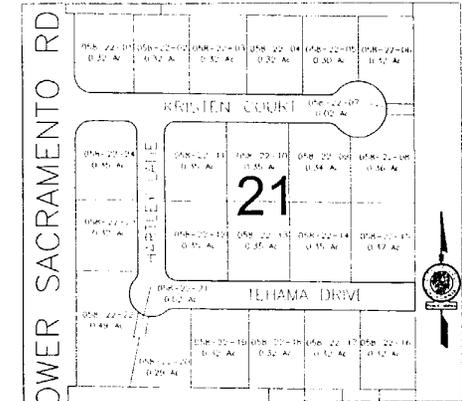
| | Lift Station | Trunk Line | Total | Fees Paid by City |
|--|----------------------|----------------------|------------------------|----------------------|
| Construction Cost | \$ 615,844.65 | \$ 112,745.00 | \$ 728,389.65 | |
| Curb, Gutter and Sidewalk (225 LF @ \$36.00/LF) | \$ 8,100.00 | | \$ 8,100.00 | |
| Wall and Landscaping | \$ 86,000.00 | | \$ 86,000.00 | |
| 10% Engineering and Administration | \$ 70,974.47 | \$ 11,274.50 | \$ 82,248.97 | |
| Engineering Plan Check Fees | \$ 12,261.97 | \$ 2,163.88 | \$ 14,425.84 | |
| Engineering Inspection Fees | \$ 15,478.28 | \$ 2,731.46 | \$ 18,209.74 | |
| Reimbursable Costs for Century Meadows Three, Unit 5 | \$ 120,486.66 | | \$ 120,486.66 | \$ 120,486.66 |
| Construction Administration (Baumbach & Piazza) | \$ 27,693.00 | \$ 4,887.00 | \$ 32,580.00 | |
| Design Cost for the Harney Lane Lift Station (Baumbach and Piazza) | \$ 27,046.00 | | \$ 27,046.00 | \$ 27,046.00 |
| Soils Report (Neil Anderson) | \$ 3,800.00 | \$ 3,400.00 | \$ 7,200.00 | \$ 3,800.00 |
| Consultants Fee (SNG Associates) | \$ 11,304.73 | \$ 2,070.27 | \$ 13,375.00 | \$ 13,375.00 |
| Total Cost | \$ 998,789.75 | \$ 139,272.11 | \$ 1,138,061.86 | \$ 164,707.66 |
| Fink Group Cost | \$ 150,582.51 | \$ 27,207.21 | \$ 177,789.72 | |
| Benefit Area Cost | \$ 848,207.24 | \$ 112,064.90 | \$ 960,272.14 | |

| Zone | Site No. | Assessor's Parcel No. | Acreage | Lift Station Benefit Ratio | Lift Station Fees | Trunk Line Benefit Ratio | Trunk Line Fees | Total Fees |
|---------------------|----------|--------------------------|---------|----------------------------|-------------------|--------------------------|-----------------|---------------|
| A | 1 | 058-210-27 | 9.64 | 0.043 | \$ 36,247.530 | 0.190 | \$ 21,265.86 | \$ 57,513.39 |
| A | 2 | 058-210-28 | 9.76 | 0.043 | \$ 36,698.74 | 0.192 | \$ 21,530.58 | \$ 58,229.32 |
| A | 3 | 058-210-26 | 10.65 | 0.047 | \$ 40,045.25 | 0.210 | \$ 23,493.92 | \$ 63,539.17 |
| A | 4 | 058-210-25 | 1.59 | 0.007 | \$ 5,978.59 | 0.031 | \$ 3,507.54 | \$ 9,486.13 |
| A | 5 | 058-210-04 | 1.00 | 0.004 | \$ 3,760.12 | 0.020 | \$ 2,208.00 | \$ 5,966.12 |
| A | 6 | 058-210-03 | 3.01 | 0.013 | \$ 11,317.95 | 0.058 | \$ 6,640.07 | \$ 17,958.02 |
| A | 7 | 058-210-18 | 15.15 | 0.067 | \$ 56,965.78 | 0.298 | \$ 33,420.93 | \$ 90,386.71 |
| Subtotal Zone A | | | 50.80 | 0.225 | \$ 191,013.95 | 1.000 | \$ 112,064.90 | \$ 303,078.85 |
| B | 8 | 058-210-29 | 11.30 | 0.050 | \$ 42,489.32 | | | \$ 42,489.32 |
| B | 9 | 058-230-21 | 1.23 | 0.005 | \$ 4,624.94 | | | \$ 4,624.94 |
| B | 10 | 058-230-17 | 1.23 | 0.005 | \$ 4,624.94 | | | \$ 4,624.94 |
| B | 11 | 058-230-22 | 17.12 | 0.076 | \$ 64,373.21 | | | \$ 64,373.21 |
| B | 12 | 058-230-13 | 8.40 | 0.037 | \$ 31,584.98 | | | \$ 31,584.98 |
| B | 13 | 058-230-14 | 1.40 | 0.006 | \$ 5,264.16 | | | \$ 5,264.16 |
| B | 14 | 058-230-12 | 9.81 | 0.043 | \$ 36,886.75 | | | \$ 36,886.75 |
| B | 15 | 058-230-11 | 19.62 | 0.087 | \$ 73,773.50 | | | \$ 73,773.50 |
| Subtotal Zone B | | | 70.11 | 0.311 | \$ 263,621.82 | | | \$ 263,621.82 |
| C | 16 | 058-230-09 | 0.46 | 0.002 | \$ 1,729.65 | | | \$ 1,729.65 |
| C | 17 | 058-230-08 | 0.46 | 0.002 | \$ 1,729.65 | | | \$ 1,729.65 |
| C | 18 | 058-230-07 | 0.46 | 0.002 | \$ 1,729.65 | | | \$ 1,729.65 |
| C | 19 | 058-230-06 | 0.46 | 0.002 | \$ 1,729.65 | | | \$ 1,729.65 |
| C | 20 | 058-230-10 | 2.49 | 0.011 | \$ 9,362.69 | | | \$ 9,362.69 |
| C | 21 | 058-220-01 to 058-220-24 | 9.17 | 0.041 | \$ 34,480.27 | | | \$ 34,480.27 |
| C | 22 | 058-230-03 | 3.92 | 0.017 | \$ 14,739.66 | | | \$ 14,739.66 |
| C | 23 | 058-230-05 | 0.50 | 0.002 | \$ 1,880.06 | | | \$ 1,880.06 |
| C | 24 | 058-230-04 | 0.27 | 0.001 | \$ 1,015.23 | | | \$ 1,015.23 |
| C | 25 | 058-040-05 | 5.28 | 0.023 | \$ 19,853.42 | | | \$ 19,853.42 |
| C | 26 | 058-040-06 | 1.00 | 0.004 | \$ 3,760.12 | | | \$ 3,760.12 |
| C | 27 | 058-040-07 | 1.00 | 0.004 | \$ 3,760.12 | | | \$ 3,760.12 |
| C | 28 | 058-040-08 | 1.00 | 0.004 | \$ 3,760.12 | | | \$ 3,760.12 |
| C | 29 | 058-040-09 | 1.00 | 0.004 | \$ 3,760.12 | | | \$ 3,760.12 |
| C | 30 | 058-040-10 | 1.00 | 0.004 | \$ 3,760.12 | | | \$ 3,760.12 |
| C | 31 | 058-040-11 | 1.00 | 0.004 | \$ 3,760.12 | | | \$ 3,760.12 |
| C | 32 | 058-040-12 | 1.00 | 0.004 | \$ 3,760.12 | | | \$ 3,760.12 |
| C | 33 | 058-040-13 | 1.00 | 0.004 | \$ 3,760.12 | | | \$ 3,760.12 |
| C | 34 | 058-040-04 | 14.16 | 0.063 | \$ 53,243.26 | | | \$ 53,243.26 |
| C | 35 | 058-040-02 | 29.77 | 0.132 | \$ 111,938.69 | | | \$ 111,938.69 |
| C | 36 | 058-040-01 | 13.37 | 0.059 | \$ 50,272.77 | | | \$ 50,272.77 |
| C | 37 | 058-040-14 | 13.50 | 0.060 | \$ 50,761.58 | | | \$ 50,761.58 |
| C | 38 | 058-040-15 | 2.40 | 0.011 | \$ 9,024.28 | | | \$ 9,024.28 |
| Subtotal Zone C | | | 104.67 | 0.464 | \$ 393,571.47 | | | \$ 393,571.47 |
| Benefit Area Totals | | | 225.58 | 1.000 | \$ 848,207.24 | 1.000 | \$ 112,064.90 | \$ 960,272.14 |

NOTES

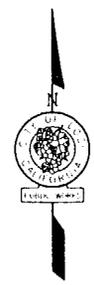
- See Exhibit D for boundaries of Zones A, B and C and Site Numbers.
- ZONE A fee includes costs for the Lift Station and 15" trunk line in Harney Lane. ZONE B and ZONE C fees include Lift Station costs only.
- Lift Station Benefit Ratio is based on the proportion of the parcel acreage to the total acreage of the benefit area (225.58 acres).
- Trunk Line Benefit Ratio for ZONE A for 15" sewer trunk line is based on the proportion of the parcel acreage to the total acreage of ZONE A (62.1 acres).
- For Site Nos. 25, 34, 35 and 36, the acreage shown is the net acreage after deduction for the dedication of 35 feet of right-of-way along the parcel frontage on Lower Sacramento Road

SUNNYSIDE ESTATES



DETAIL
SCALE 1" = 100'

| Site No. | APN No. |
|----------|--|
| 1 | 058-210-27 |
| 2 | 058-210-28 |
| 3 | 058-210-26 |
| 4 | 058-210-25 |
| 5 | 058-210-04 |
| 6 | 058-210-03 |
| 7 | 058-210-19 |
| 8 | 058-210-29 |
| 9 | 058-230-21 |
| 10 | 058-230-17 |
| 11 | 058-230-22 |
| 12 | 058-230-13 |
| 13 | 058-230-14 |
| 14 | 058-230-12 |
| 15 | 058-230-11 |
| 16 | 058-230-09 |
| 17 | 058-230-08 |
| 18 | 058-230-07 |
| 19 | 058-230-06 |
| 20 | 058-230-10 |
| 21 | 058-220-01 to 058-220-06 058-220-08 to 058-220-24 |
| 22 | 058-230-03 |
| 23 | 058-230-05 |
| 24 | 058-230-04 |
| 25 | 058-240-05 |
| 26 | 058-240-06 |
| 27 | 058-240-07 |
| 28 | 058-240-08 |
| 29 | 058-240-09 |
| 30 | 058-240-10 |
| 31 | 058-240-11 |
| 32 | 058-240-12 |
| 33 | 058-240-13 |
| 34 | 058-240-04 |
| 35 | 058-240-02 |
| 36 | 058-240-01 |
| 37 | 058-240-14 |
| 38 | 058-240-15 |



- SERVICE AREA
- DEVELOPMENT BY 2011
- DEVELOPMENT BEYOND 2011
- FIRE CRUISE (WIDTH OF HARNEY LANE)
- SUBDIVISION (PERMITTED/EXISTING)

SCALE 1" = 500'



CAUTION
Do not dig
without the
proper permit.
Pressure 1 inch

| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
| | | | |
| | | | |



CITY OF LODI
PUBLIC WORKS DEPARTMENT

**HARNEY LANE SEWER LIFT STATION
SERVICE AREA**

02X005

EXHIBIT D

RESOLUTION NO. 2002-211

A RESOLUTION OF THE LODI CITY COUNCIL
CERTIFYING THE NEGATIVE DECLARATION AS
ADEQUATE ENVIRONMENTAL DOCUMENTATION FOR
THE HARNEY LANE LIFT STATION PROJECT

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WHEREAS, the City of Lodi, is participating in the construction of the Harney Lane Lift Station Project; and

WHEREAS, it is the recommendation of the Community Development Director that the City Council certify the filing of a Negative Declaration as adequate environmental documentation for the Harney Lane Lift Station Project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council has reviewed all documentation and hereby certifies the Negative Declaration as adequate environmental documentation for the Harney Lane Lift Station Project.

Dated: October 16, 2002

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I hereby certify that Resolution No. 2002-211 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 16, 2002 by the following vote:

- AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Nakanishi, and Mayor Pennino
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- 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

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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

October 9, 2002

Dr. Chris Keszler
816 W. Lodi Ave.
Lodi, CA 95240

Mr. Dave Williams
1110 W. Kettleman Ln., Ste. 47
Lodi, CA 95242

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

SUBJECT: Adopt Resolution Authorizing Additional City Participation in the Cost of the Harney Lane Lift Station Project, and Further Appropriating Funds for the Project; and Adopt Resolution Certifying the Negative Declaration as Adequate Environmental Documentation for the Harney Lane Lift Station Project

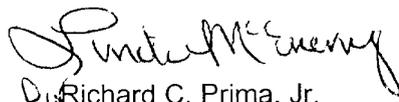
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 16, 2002. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

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 Sharon Welch at 333-6800, ext. 2659


Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

NCC_CITY PARTICIPATION_SW2