



# CITY OF LODI

# COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution to Approve the Final Map and Improvement Agreement for Century Meadows Three, Unit No. 4, Tract No. 2630 and Appropriate Funds for Applicable Reimbursements

MEETING DATE: December 18, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution authorizing the following actions for the Century Meadows Three, Unit No. 4 subdivision:

1. Approve the final map and improvement agreement for Century Meadows Three, Unit No. 4, Tract No. 2630, and direct the City Manager and City Clerk to execute the improvement agreement and map on behalf of the City.
2. Appropriate funds for applicable reimbursements.

BACKGROUND INFORMATION: The subdivision is located north of Harney Lane, west of Mills Avenue and south of the Century Meadows Three, Unit No. 5 development, as shown on Exhibit A. The development consists of 60 single-family residential lots.

The developer of the subdivision, Harney Development, LLC, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. The Development Impact Mitigation Fees for water, wastewater, street, and storm drain facilities have not been paid.

The developer has requested that the impact fees normally collected prior to map approval by the Council be paid at the close of the escrow established for the loan to fund the development. Staff feels this is a reasonable arrangement to facilitate the project and recommends Council approve the payment of impact fees through the escrow. Staff will issue a demand for payment and instruct the title company that the map may not be filed until monies for the payment of the impact fees have been deposited in escrow. The agreement provides for payment within 60 days; after that, interest will be charged.

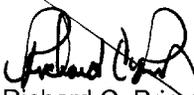
The developer is entitled to reimbursement by the City for oversize master plan water mains in Lexington Drive and Harney Lane and excess width street pavement improvements in Harney Lane being constructed with this project. The reimbursements will be applied as a credit against development impact mitigation fees for water facilities and local street facilities, respectively, in conformance with LMC §16.40 Reimbursements for Construction.

Staff requests that funds be appropriated to cover the required reimbursements.

FUNDING:	IMF – Local Street Facilities (MTSI014)	\$ 37,000
	IMF – Water Facilities (MWSI023)	\$ 3,000

Funding Available:

\_\_\_\_\_  
Finance Director

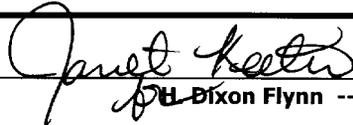
  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer  
RCP/SAW/pmf  
Attachment

cc: Senior Civil Engineer Fujitani  
Senior Civil Engineer Welch

Harney Development, LLC  
Baumbach & Piazza

APPROVED:

  
\_\_\_\_\_  
Janet Keeter

PH Dixon Flynn -- City Manager



RESOLUTION NO. 2002-254

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE  
FINAL MAP AND IMPROVEMENT AGREEMENT FOR CENTURY  
MEADOWS THREE, UNIT NO. 4, TRACT NO. 2630, AND  
FURTHER APPROPRIATING FUNDS FOR THE APPLICABLE  
REIMBURSEMENTS

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NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Final Map and Improvement Agreement for Century Meadows Three, Unit No. 4, Tract No. 2630 between the City of Lodi and Harney Development, LLC, and further authorizes and directs the City Manager and City Clerk to execute the Improvement Agreement and Final Map on behalf of the City of Lodi; and

BE IT FURTHER RESOLVED, that funds in the amount of \$40,000.00 be appropriated as follows for the applicable reimbursements:

IMF – Local Street Facilities (MTSI014)	\$37,000
IMF – Water Facilities (MWSI023)	\$ 3,000

Dated: December 18, 2002

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I hereby certify that Resolution No. 2002-254 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 18, 2002 by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

  
SUSAN J. BLACKSTON  
City Clerk

CITY COUNCIL  
SUSAN HITCHCOCK, Mayor  
EMILY HOWARD  
Mayor Pro Tempore  
JOHN BECKMAN  
LARRY D. HANSEN  
KEITH LAND

# CITY OF LODI

## PUBLIC WORKS DEPARTMENT

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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

December 12, 2002

Harney Development, LLC  
P.O. Box 1597  
Lodi, CA 95241

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

**SUBJECT:** Adopt Resolution to Approve the Final Map and Improvement Agreement for Century Meadows Three, Unit No. 4, Tract No. 2630 and Appropriate Funds for Applicable Reimbursements

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 18, 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 (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer at 333-6800, extension 2659.

*for:*   
Richard C. Prima, Jr.  
Public Works Director

RCP/pmf  
Enclosure  
cc: City Clerk