



**CITY OF LODI  
COUNCIL COMMUNICATION**

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**AGENDA TITLE:** Approve the Improvement Agreement for the Public Improvements at 312 and 316 South Sacramento Street and Appropriate Funds for Applicable Reimbursements (\$29,000)

**MEETING DATE:** January 7, 2004

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council approve the Improvement Agreement for the Public Improvements at 312 and 316 South Sacramento Street (APN 045-310-02 and 045-310-03), direct the City Manager and City Clerk to execute the Agreement on behalf of the City, and appropriate funds for the applicable reimbursements.

**BACKGROUND INFORMATION:** The developer, Vic Meyers, Inc., has applied to the City for a building permit (B08903) to construct a new office/warehouse building at 312 and 316 South Sacramento Street, as shown on Exhibit A.

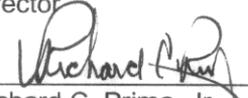
Dedication of street right-of-way and installation of street improvements along the Sacramento Street street frontage is required as a condition of the building permit issuance. Since the developer will be replacing the majority of the curb, gutter and sidewalk fronting the subject parcels, staff requested that the east side of Sacramento Street be widened from the northerly boundary of the developer's property to Lodi Avenue to improve the alignment of the Sacramento Street/Lodi Avenue intersection. The project improvements include widening the east side of Sacramento Street from Lodi Avenue to 300 feet south of Lodi Avenue, which includes the frontage of the City-owned parcel at 2 East Lodi Avenue. The developer agrees to install all the required concrete work in this portion of Sacramento Street in conformance with the engineered improvement plans, as shown on Exhibit B. Since the developer's project at 312 and 316 South Sacramento Street does not include any asphalt concrete work, the developer proposed that the street pavement portion of the work be installed by others. Staff feels this is a reasonable request. Staff will make arrangements for the asphalt concrete work when the curb and gutter along the east side of this portion of Sacramento Street is complete.

The developer is entitled to reimbursement by the City for the improvements along the frontage at 2 East Lodi Avenue, in conformance with LMC §16.40 Reimbursement for Construction. Based on the developer's contract bid prices for the concrete work and the estimate for asphalt concrete work provided by the staff, staff requests that Council appropriate \$29,000.00 for the required reimbursement to the developer (\$9,378.98) and an additional \$17,621.02 for the asphalt concrete work for a total of \$27,000. The appropriation includes 10% contingency.

The developer has furnished the City with the necessary agreements, guarantees and insurance certificates for the proposed project.

**FUNDING:** IMF – Local Streets \$29,000.00

  
Vicky McAthie, Finance Director

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer  
RCP/LC/pmf  
Attachments

cc: Senior Civil Engineer Fujitani

Associate Civil Engineer, Chang

Vic Meyers, Inc.

**APPROVED:**   
H. Dixon Flynn, City Manager

When Recorded, Please Return to:  
Lodi City Clerk  
P.O. Box 3006  
Lodi, CA 95241-1910

RESOLUTION NO. 2004-05

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE  
IMPROVEMENT AGREEMENT FOR THE PUBLIC IMPROVEMENTS AT  
312 AND 316 SOUTH SACRAMENTO STREET, FURTHER AUTHORIZING  
THE CITY MANAGER TO EXECUTE THE IMPROVEMENT AGREEMENT ON  
BEHALF OF THE CITY OF LODI, AND FURTHER APPROPRIATING FUNDS  
FOR THE APPLICABLE REIMBURSEMENT

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WHEREAS, developer Vic Meyers has applied for a building permit to construct a new office/warehouse building at 312 and 316 South Sacramento Street, as shown on Exhibit A attached; and

WHEREAS, dedication of street right-of-way and installation of street improvements along the Sacramento Street frontage is required as a condition of the building permit issuance; and

WHEREAS, since the developer will be replacing the majority of the curb, gutter, and sidewalk fronting the subject parcels, staff requested that the east side of Sacramento Street be widened from the northerly boundary of the developer's property to Lodi Avenue to improve the alignment of the Sacramento Street/Lodi Avenue intersection; and

WHEREAS, the project improvements include widening the east side of Sacramento Street from Lodi Avenue to 300 feet south of Lodi Avenue, which includes the frontage of the City-owned parcel at 2 East Lodi Avenue; and

WHEREAS, the developer agrees to install all the required concrete work in this portion of Sacramento Street in conformance with the engineered improvement plans, as shown on Exhibit B attached hereto; and

WHEREAS, since the developer's project at 312 and 316 South Sacramento Street does not include any asphalt concrete work, the developer has proposed that the street pavement portion of the work be installed by others. Staff will make arrangements for the asphalt concrete work when the curb and gutter along the east side of this portion of Sacramento Street is complete; and

WHEREAS, the developer is entitled to reimbursement by the City for the improvements along the frontage at 2 East Lodi Avenue in conformance with Lodi Municipal Code §16.40 "Reimbursement for Construction"; and

WHEREAS, staff therefore recommends that the City Council take the following action with regard to the project by Vic Meyers, Inc.:

1. Approve the Improvement Agreement for the Public Improvements at 312 and 316 South Sacramento Street, and direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City of Lodi; and

2. Appropriate \$29,000.00, which includes 10% contingency, from the IMF - Local Street fund for the required reimbursement to the developer of \$9,378.98, and an additional \$17,621.02 for the asphalt concrete work provided by staff.

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

1. Hereby approves the Improvement Agreement for the Public Improvements at 312 and 316 South Sacramento Street, and direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City of Lodi; and
2. Hereby appropriates \$29,000.00, which includes 10% contingency, from the IMF - Local Street fund for the required reimbursement to the developer of \$9,378.98, and an additional \$17,621.02 for the asphalt concrete work provided by staff.

Dated: January 7, 2004

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I hereby certify that Resolution No. 2004-05 was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 7, 2004, by the following vote:

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

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk

**A1**



DATE	NOV 1987
BY	VICTOR MYERS
CHECKED BY	AS NOTED
PROJECT NO.	1001
SHEET NO.	1001

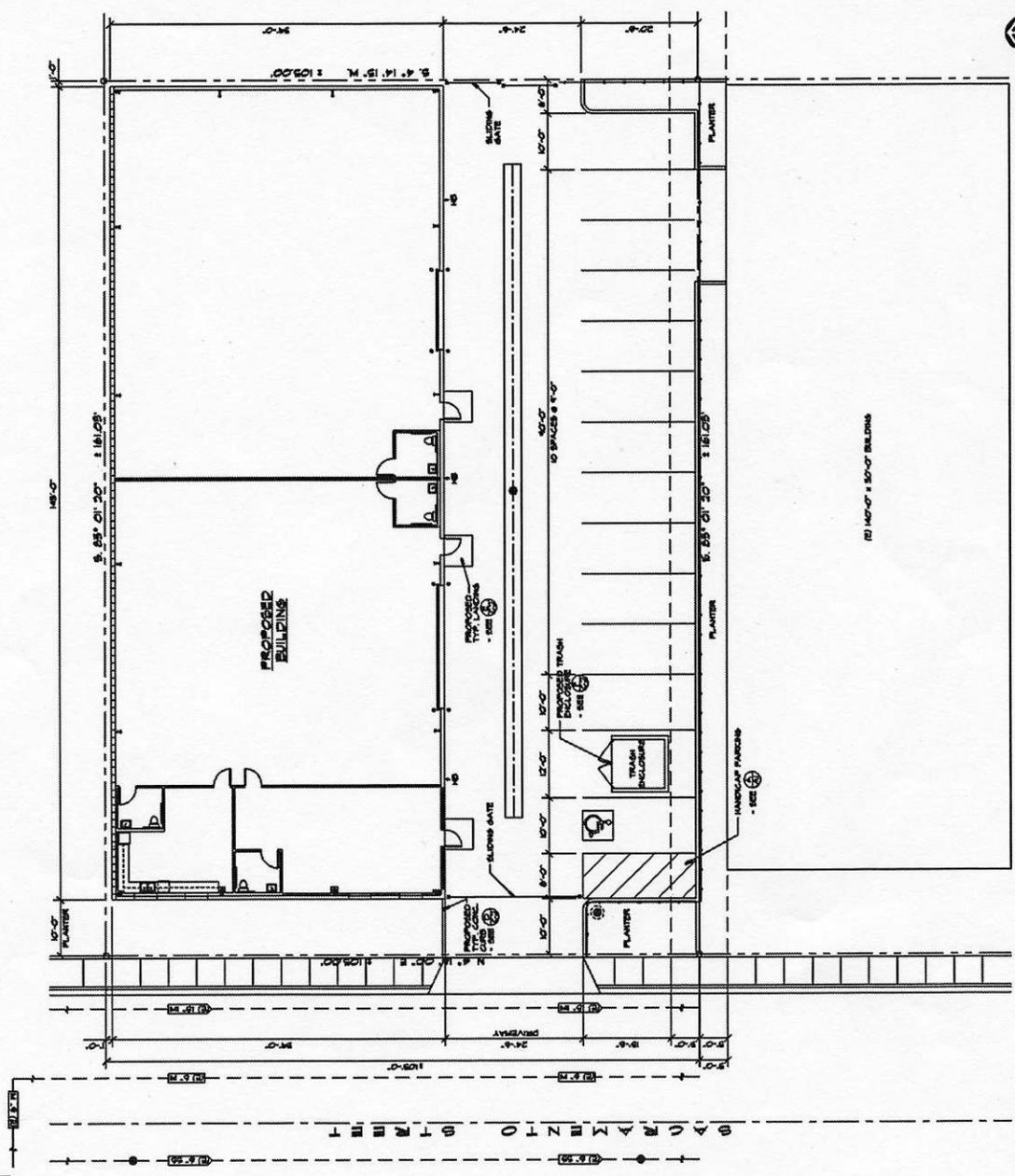
**MIKE SMITH ENGINEERING, INC.**  
1001 NORTH MAIN STREET  
LODI, CALIFORNIA 95240

**COVER SHEET**  
TITLE: SITE PLAN

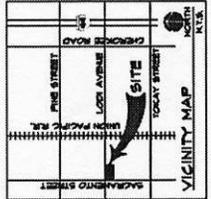
**PROPOSED BUILDING FOR VICTOR MYERS, INC.**  
LOCATION: SACRAMENTO STREET  
LODI, CALIFORNIA 95240

# PROPOSED BUILDING FOR: VIC MYERS, INC.

312/316 SACRAMENTO STREET - LODI, CALIFORNIA 95240



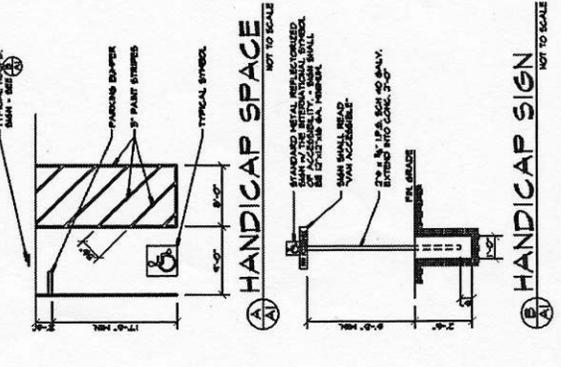
**SITE PLAN**



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24, THE 1989 C.C.C., C.M.C., C.P.S., AND C.E.C., AND ALL LOCAL ORDINANCES.

<b>PROJECT DATA:</b>	
PROJECT OWNER	JIM & KAREN MARO P.O. BOX 664 LODI, CALIFORNIA 95241
PROJECT LOCATION	812/816 SACRAMENTO ST LODI, CALIFORNIA 95240
PROJECT DESCRIPTION	OFFICE / WAREHOUSE
OCCUPANCY	B / S1
CONSTRUCTION TYPE	VN
SPRINKLERS	NO
AREAS:	
FIRST FLOOR	3,998 S.F.
2ND FLOOR STORAGE	1,802 S.F.
TOTAL PROPOSED	4,799 S.F.
PARKING REQUIRED	18 SPACES
PARKING PROVIDED	18 SPACES
<b>UTILITIES:</b>	
WATER	PUBLIC FACILITIES
SEWER	PUBLIC FACILITIES
STORM DRAIN	PUBLIC FACILITIES

<b>SHEET INDEX:</b>	
A1	COVER SHEET, SITE PLAN
A2	FLOOR PLAN, INTERIOR ELEVATIONS
A3	ENLARGED FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	HANDICAP STANDARDS
B1	FOUNDATION PLAN, GENERAL NOTES
B2	FOUNDATION DETAILS
B3	TRAILING DETAILS
C1	GRADING PLAN
C2	SITE DETAILS
B1	ELECTRICAL PLAN
P1	PLUMBING PLAN



**HANDICAP SIGN**  
NOT TO SCALE



CITY COUNCIL

LARRY D. HANSEN, Mayor  
JOHN BECKMAN  
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  
(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

December 31, 2003

Vic Meyers, Inc.  
c/o Jim Munro  
P.O. Box 864  
Lodi, CA 95241

SUBJECT: Approve the Improvement Agreement for the Public Improvements at 312 and 316 South Sacramento Street and Appropriate Funds for Applicable Reimbursements (\$29,000)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, January 7, 2004. 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 Lyman Chang, Associate Civil Engineer, at 333-6800, extension 2665.



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

RCP/pmf

Enclosure

cc: City Clerk