



**CITY OF LODI  
COUNCIL COMMUNICATION**

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**AGENDA TITLE:** Adopt Resolution Accepting a Portion of the Improvements in Century Meadows One, Unit No. 2, Tract No. 2786 and Adopt Resolution Amending Section 2 of Traffic Resolution 97-148 Approving the Installation of a Multi-Way Stop and Yield Signs in Century Meadows One, Unit No. 2

**MEETING DATE:** December 3, 2003

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution accepting a portion of the improvements in Century Meadows One, Unit No. 2, Tract No. 2786 and adopt a resolution amending Section 2 of Traffic Resolution 97-148 approving the installation of a multi-way stop at Lexington Drive and Poppy Drive and yield signs on Springhaven Way at Poppy Drive and also yield signs on Wildwood Drive at Poppy Drive.

**BACKGROUND INFORMATION:** Improvements in Century Meadows One, Unit No. 2, Tract No. 2786, include street frontage improvements along Harney Lane, as well as improvements within the subdivision boundaries. The attached "Exhibit A" shows the layout of the subdivision.

The development improvements within the subdivision boundaries have been completed in substantial conformance with the requirements of the improvement agreement between the City of Lodi and K & W Development, LLC., as approved by the City Council on December 18, 2002, and as shown on Drawing Nos. 97D021, 001D124 through 001D139, and 001D162 through 001D166. The interior improvements on the residential streets are substantially complete. The block wall and the landscaping along Harney Lane are not complete yet, and staff is recommending that Council accept only the interior streets of this subdivision. Sufficient access to the subdivision is provided by other streets without Harney Lane being completed. Utility poles along Harney Lane need to be relocated before the contractor can complete the Harney Lane widening work.

Staff is recommending a multi-way stop control at the intersection of Lexington Drive and Poppy Lane. Although the area is not fully developed and current traffic volumes are low, we anticipate this intersection will service a significant amount of traffic based on the proposed development in the area. Staff also recommends the installation of yield controls on Springhaven Way and Wildwood Drive at Poppy Lane. Per the Department's informal guidelines, four-legged intersections will be controlled (with the exception of those intersections with a short cul-de-sac or bulb on one leg). Yield signs are typically recommended where traffic intersecting the major street is low.

A condition of the Century Meadows One, Unit No. 2 improvement agreement required that the Harney Lane Sanitary Sewer Lift Station be accepted by the City and that property owners in the lift

APPROVED:

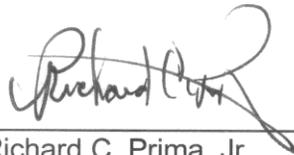
H. Dixon Flynn, City Manager

station service area pay their proportionate share of the costs for the lift station, force main, and trunk line. At its November 19, 2003, meeting Council accepted a portion of the lift station improvements to accommodate the new residents in the lift station tributary area. Since the lift station project is not totally complete (the lift station contractor has yet to install the access road and complete the standby generator), the Century Meadows One, Unit No. 2 developer is paying an estimated cost for his share of the lift station improvements. The actual fee will be determined by the Council after the lift station contractor has completed all of his work.

The streets to be accepted are as follows:

<u>STREETS</u>	<u>LENGTH IN MILES</u>
Carriage Drive	0.05
Poppy Drive	0.18
Lexington Drive	0.13
Muirfield Drive	0.03
Springhaven Way	0.10
Wildwood Drive	0.09
Greenfield Lane	<u>0.05</u>
TOTAL NEW MILES OF CITY STREETS	0.63

**FUNDING:** Not applicable.



Richard C. Prima, Jr.  
Public Works Director

Prepared by Wes Fujitani, Senior Civil Engineer

RCP/WKF/pmf

Attachment

cc: Randy Hays, City Attorney  
Street Superintendent, w/map  
Senior Civil Engineer – Development Services  
Senior Traffic Engineer  
Chief Building Inspector  
Senior Engineering Technician - Design  
Developer/Owner  
Baumbach and Piazza



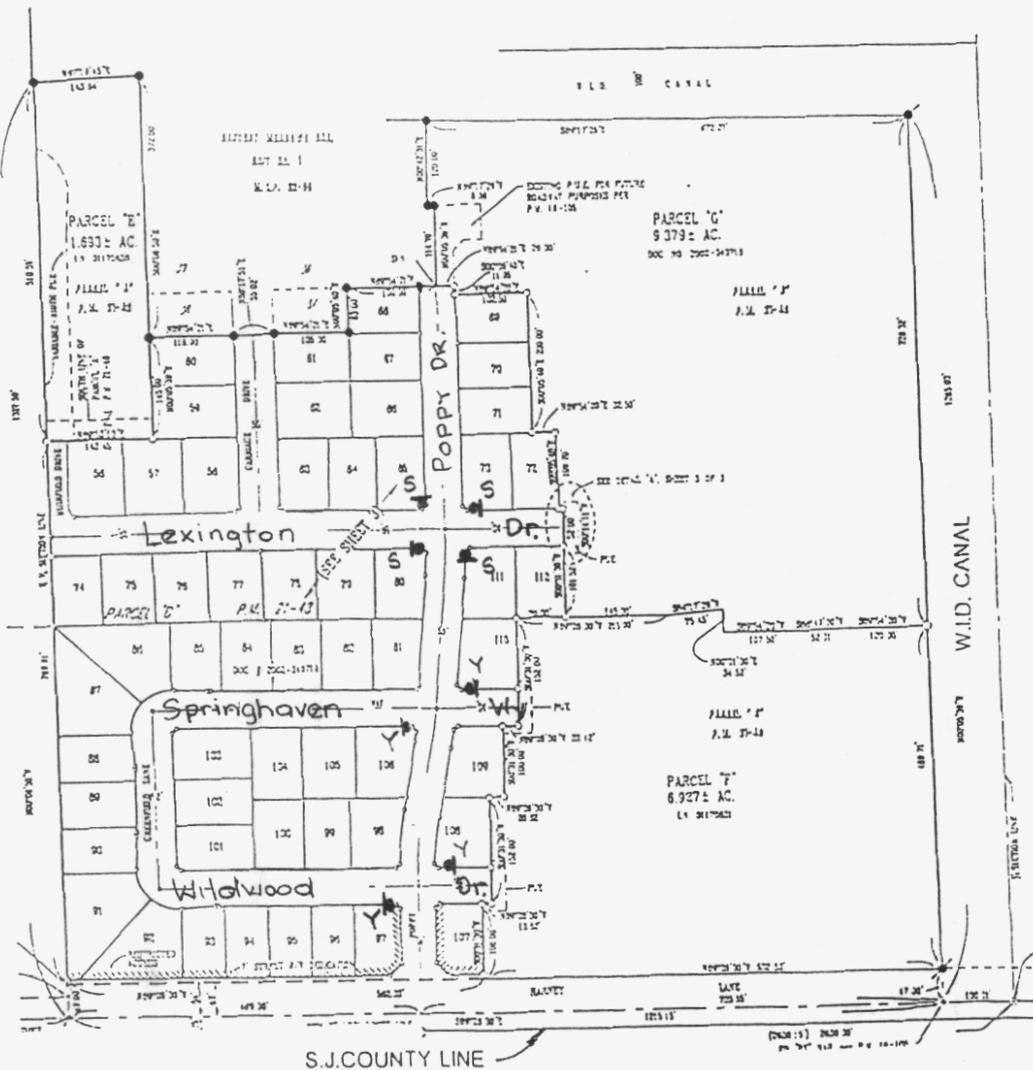
# CITY OF LODI

PUBLIC WORKS DEPARTMENT

# EXHIBIT A



VICINITY MAP



- S - Stop Sign
- Y - Yield Sign

CENTURY MEADOWS ONE, UNIT NO. 2

RESOLUTION NO. 2003-222

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING THE  
DEVELOPMENT IMPROVEMENTS INCLUDED IN THE IMPROVEMENT  
AGREEMENT FOR CENTURY MEADOWS ONE, UNIT NO. 2, TRACT NO.  
2786, WITH THE EXCEPTION OF THE BLOCK WALL AND  
LANDSCAPING ALONG HARNEY LANE

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The City Council of the City of Lodi finds:

1. That most requirements of the *Improvement Agreement* between the City of Lodi and K & W Development, LLC., for the improvements in Century Meadows One, Unit No. 2, Tract No. 2786, have been substantially complied with. The improvements are shown on Drawing Nos. 97D021, 001D124 through 001D139, and 001D162 through 001D166 on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on December 18, 2002; and
2. That the interior improvements on the residential streets are substantially complete. The block wall and the landscaping along Harney Lane are not yet complete, and staff recommends accepting only the interior streets of this subdivision at this time; and
3. The streets to be accepted are as follows:

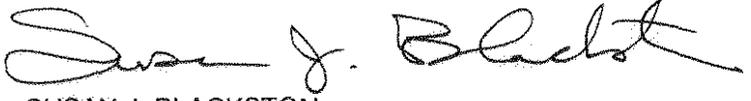
<u>Streets</u>	<u>Length in Miles</u>
Carriage Drive	0.05
Poppy Drive	0.18
Lexington Drive	0.13
Muirfield Drive	0.03
Springhaven Way	0.10
Wildwood Drive	0.09
Greenfield Lane	<u>0.05</u>
<b>Total New Miles of City Streets</b>	<b>0.63</b>

Dated: December 3, 2003

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I hereby certify that Resolution No. 2003-222 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 3, 2003, 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

RESOLUTION NO. 2003-223

A RESOLUTION OF THE LODI CITY COUNCIL  
AMENDING TRAFFIC RESOLUTION NO. 97-148  
BY APPROVING THE INSTALLATION OF A MULTI-WAY  
STOP AND YIELD SIGNS IN CENTURY MEADOWS ONE,  
UNIT NO. 2

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WHEREAS, the development improvements within the subdivision boundaries of Century Meadows One, Unit No. 2, Tract No. 2786, have been completed in substantial conformance with the requirements of the improvement agreement between the City of Lodi and K & W Development, LLC, with the exception of the block wall and landscaping along Harney Lane; and

WHEREAS, by adopting Resolution No. 2003-222, the City Council has accepted the interior streets of the subdivision, and therefore staff recommends that the City Council amend Section 2 of Traffic Resolution 97-148 approving the following changes:

- Multi-way stop control at the intersection of Lexington Drive and Poppy Lane
- Yield Controls on Springhaven Way and Wildwood Drive at Poppy Lane

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve amending Section 2 of Traffic Resolution No. 97-148 approving the changes listed above.

Dated: December 3, 2003

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I hereby certify that Resolution No. 2003-223 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 3, 2003, 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

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

November 25, 2003

K & W Development, LLC  
c/o Chris Keszler  
816 W. Lodi Avenue  
Lodi, CA 95240

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

SUBJECT: Adopt Resolution Accepting a Portion of the Improvements in Century Meadows One, Unit No. 2, Tract No. 2786 and Adopt Resolution Amending Section 2 of Traffic Resolution 97-148 Approving the Installation of a Multi-Way Stop and Yield Signs in Century Meadows One, Unit No. 2

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 3, 2003. 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 333-6800, extension 2669.



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

RCP/pmf

Enclosure

cc: City Clerk

CITY COUNCIL

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

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H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
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RANDALL A. HAYS  
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RICHARD C. PRIMA, JR.  
Public Works Director

December 4, 2003

K&W Development, LLC  
c/o Chris Keszler  
816 W. Lodi Avenue  
Lodi, CA 95240

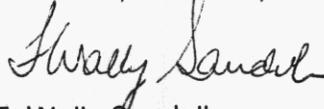
SUBJECT: Century Meadows One, Unit No. 2, Tract No. 2786

The City Council of the City of Lodi, at its meeting on December 3, 2003, 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 bank in order that they may release \$1,066,579.11 from the Instrument of Credit covering faithful performance for the portion accepted. The Instrument of Credit covering labor and materials must remain in effect until March 2, 2004, at which time that instrument amount can be reduced to \$153,166.45.

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



F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Rebecca Arieda, Management Analyst  
Farmers and Merchants Bank

CITY COUNCIL

LARRY D. HANSEN, Mayor  
JOHN BECKMAN  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
EMILY HOWARD  
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 4, 2003

Richard Erichson, Vice President  
Farmers & Merchants Bank  
P.O. Box 3000  
Lodi, CA 95241

SUBJECT: Acceptance of Portion of Public Improvements  
Century Meadows One, Unit No. 2, Tract No. 2786

The City Council of the City of Lodi, at its meeting on December 3, 2003, 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 \$1,066,579.11 from the Instrument of Credit covering faithful performance for the portion accepted. The balance to be held in the faithful performance instrument is \$306,332.89. The Instrument of Credit covering labor and materials must remain in effect until March 2, 2004, at which time that instrument amount can be reduced to \$153,166.45.

When the final improvements are accepted, we will notify you regarding the final release of the Instruments of Credit.

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



F. Wally Sandelin  
City Engineer

FWS/RA/pmf

Enclosures

cc: K&W Development, LLC  
City Clerk  
Rebecca Areida, Management Analyst