



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Accepting the Improvements in Tienda Place Unit No. 2, Tract No. 3198

MEETING DATE: December 17, 2003

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution accepting the improvements in Tienda Place Unit No. 2, Tract No. 3198.

BACKGROUND INFORMATION: Improvements in Tienda Place Unit No.2 have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Tienda Partners and as specifically set forth in the plans and specifications approved by the City Council on October 16, 2002, and as shown on City of Lodi Drawings 002D028 through 00D035.

No public streets were dedicated to the City of Lodi in the Tienda Place Unit No. 2 development. The streets, storm drain lines and wastewater lines in this development will be privately maintained. The City of Lodi will be responsible for the maintenance of the water mains and fire hydrants.

FUNDING: Not applicable.

Richard C. Prima, Jr.
Public Works Director

Prepared by Wesley Fujitani, Senior Civil Engineer
RCP/WKF/pmf

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

APPROVED:

Dixon Flynn, City Manager

RESOLUTION NO. 2003-240

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE DEVELOPMENT IMPROVEMENTS
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR
TIENDA PLACE UNIT NO. 2, TRACT NO. 3198

The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Tienda Partners for the improvements of Tienda Place Unit No. 2, Tract No. 3198, have been completed in substantial conformance and as specifically set forth in the plans and specifications approved by the City Council on October 16, 2002, as shown on Drawings No. 002D028 through 00D035, on file in the Public Works Department; and
2. No public streets were dedicated to the City of Lodi in the Tienda Place Unit No. 2 development. The streets, storm drain lines, and wastewater lines in this development will be privately maintained.
3. The City hereby accepts the improvements relative to the water main and appurtenances. The City of Lodi will be responsible for the maintenance of the water mains, services, and fire hydrants only.

Dated: December 17, 2003

I hereby certify that Resolution No. 2003-240 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 17, 2003, 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

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
<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 11, 2003

Tienda Partners
1806 W. Kettleman Lane, Suite G
Lodi, CA 95242

SUBJECT: Adopt Resolution Accepting Improvements in Tienda Place Unit No. 2,
Tract No. 3198

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 17, 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 Wesley 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
EMILY HOWARD
SUSAN HITCHCOCK
KEITH LAND

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H. DIXON FLYNN
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RICHARD C. PRIMA, JR.
Public Works Director

December 18, 2003

Tienda Partners
1806 W. Kettleman Lane, Suite G
Lodi, CA 95242

SUBJECT: Tienda Place Unit No. 2, Tract No. 3198

The City Council of the City of Lodi, at its meeting on December 17, 2003, 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.

The enclosed letter has been sent to your bank so the Instrument of Credit covering faithful performance can be exonerated. The Instrument of Credit covering labor and materials must remain in effect for a period of ninety days from the date of the resolution, in conformance with State law. On March 16, 2004, this instrument can be released if no claims have been filed.

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
Management Analyst
Farmers & Merchants Bank

CITY COUNCIL

LARRY D. HANSEN, Mayor
JOHN BECKMAN
Mayor Pro Tempore
EMILY HOWARD
SUSAN HITCHCOCK
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PUBLIC WORKS DEPARTMENT

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December 18, 2003

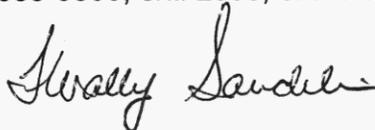
Farmers & Merchants Bank
P.O. Box 3000
Lodi, CA 95241

SUBJECT: Tienda Place Unit No. 2, Tract No. 3198

The City Council of the City of Lodi, at its meeting on December 17, 2003, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to exonerate the Instrument of Credit covering faithful performance. The Instrument of Credit covering labor and materials must remain in effect until March 16, 2004, in conformance with State law. You will receive no further correspondence regarding the release of the Instrument 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/PMF

Enclosures

cc: Tienda Partners
City Clerk
Management Analyst