



**CITY OF LODI  
COUNCIL COMMUNICATION**

**AGENDA TITLE:** Adopt Resolution Accepting Improvements in Mills Avenue Single Family Homes, Unit 2, Tract No. 3499

**MEETING DATE:** December 7, 2005

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution accepting the development improvements for Mills Avenue Single Family Homes, Unit 2, Tract No. 3499.

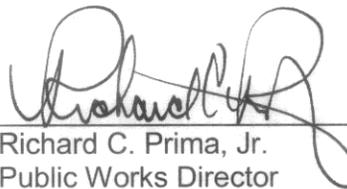
**BACKGROUND INFORMATION:** Improvements at Mills Avenue Single Family Homes, Unit 2, Tract No. 3499, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Mills Crossing, LLC, as approved by Council on August 17, 2005, and as shown on Drawings No. 005D008-01 through 005D008-10.

Public improvements in this development included the installation of a new 8-inch water main, two fire hydrants and water services.

No public streets were dedicated as part of this improvement agreement.

**FISCAL IMPACT:** There will be a slight increase in long-term maintenance costs.

**FUNDING AVAILABLE:** Not applicable.

  
Richard C. Prima, Jr.  
Public Works Director

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

- cc: City Attorney
- Senior Civil Engineer - Development Services
- Senior Traffic Engineer
- Street Superintendent (w/attachment)
- Senior Engineering Technician
- Chief Building Inspector

**APPROVED:**   
Blair King, City Manager

RESOLUTION NO. 2005-250

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING  
MILLS AVENUE SINGLE FAMILY HOMES, UNIT 2, TRACT NO. 3499,  
INCLUDED IN THE IMPROVEMENT AGREEMENT BETWEEN THE  
CITY OF LODI AND MILLS CROSSING, LLC

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Mills Crossing, LLC, for the development improvements in Mills Avenue Single Family Homes, Unit 2, Tract No. 3499, have been substantially complied with. The improvements are shown on Drawing Nos. 005D008-01 through 005D008-10, on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on August 17, 2005; and
2. That no public streets were dedicated as part of this improvement agreement.

Dated: December 7, 2005

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I hereby certify that Resolution No. 2005-250 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 7, 2005, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce, 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  
BOB JOHNSON  
Mayor Pro Tempore  
JOHN BECKMAN  
LARRY D. HANSEN  
JOANNE L. MOUNCE

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>

December 8, 2005

BLAIR KING  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
D. STEPHEN SCHWABAUER  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

Mills Crossing, LLC  
Attn.: Mr. Mitch Scheffo  
2926 Pacific Avenue  
Stockton, CA 95204

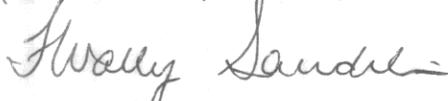
SUBJECT: Mills Avenue Single Family Homes Unit 2, Tract No. 3499

The City Council of the City of Lodi, at its meeting on December 7, 2005, 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.

A copy of this letter will be sent to your bonding agency in order that the bond covering faithful performance can be exonerated. The bond covering labor and materials will have to remain in effect for a period of ninety days from the date of the resolution in conformance with State law.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Management Analyst  
Developers Surety and Indemnity Company

CITY COUNCIL

SUSAN HITCHCOCK, Mayor  
BOB JOHNSON  
Mayor Pro Tempore  
JOHN BECKMAN  
LARRY D. HANSEN  
JOANNE L. MOUNCE

# CITY OF LODI

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December 8, 2005

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City Manager  
SUSAN J. BLACKSTON  
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D. STEPHEN SCHWABAUER  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

Developers Surety and Indemnity Company  
Larry Lee, Attorney-in-Fact  
Truex Insurance Company  
P.O. Box 7276  
Stockton, CA 95267

**SUBJECT: Mills Avenue Single Family Homes Unit 2, Tract No. 3499**

The City Council of the City of Lodi, at its meeting on December 7, 2005, accepted the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to exonerate the bond covering faithful performance. The bond covering labor and materials must remain in effect until March 7, 2006, in conformance with the requirements of State law. You will receive no further correspondence regarding the release of the bond for labor and materials unless a claim is filed.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin  
City Engineer

FWS/RA/pmf

Enclosures

cc: Mills Crossing, LLC  
City Clerk  
Management Analyst