



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Accepting Improvements at Interlake Square, Tract No. 3532
MEETING DATE: May 6, 2009
PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt a resolution accepting improvements at Interlake Square, Tract No. 3532.

BACKGROUND INFORMATION: Improvements at Interlake Square, Tract No 3532, have been completed in substantial conformance with the requirements of the improvement agreement between the City of Lodi and Cluff LLC and CMT Construction, Inc., as approved by the City Council on August 2, 2006, amended by City Council on May 7, 2008, and as shown on City of Lodi Drawings No. 005D015-01 through 005D015-08.

The subdivision is located along the west side of the old Interlake Industries site, north of Park Street between School Street and Sacramento Street. The development consists of 11 medium density single-family residential lots. The public improvements included the installation of a new wastewater main in Park Street, new residential driveways, water and sewer services, and an asphalt concrete overlay on School Street and Park Street.

The project has also been annexed into the Lodi Consolidated Landscape and Maintenance Assessment District No. 2003-1 to cover the cost of maintenance and replacement of street trees being installed as part of the project, as well as park maintenance associated with the development. As a condition of acceptance of these improvements by the City Council, the developer will maintain this landscaping until building permits for each parcel have been finalised by the Community Development Department.

The streets to be accepted are as follows:

Streets	Length in Miles
A 12.20-foot by 12.20-foot corner cutoff along School and Park Streets	0.00
Total New Miles of City Streets	0.00

FISCAL IMPACT: There will be a slight increase in long-term maintenance costs for public infrastructure and City services. The maintenance and replacement costs for the street trees, as well as expected increases in park maintenance costs, will be funded through the Lodi Consolidated Landscape and Maintenance Assessment District No. 2003-1. The estimated annual cost of landscape maintenance is \$1,210.

Per Item 16, "Repair or Reconstruction of Defective Work, of the improvement agreement, the developer's warranty period will begin on the date of Council acceptance.

APPROVED: _____


Blair King, City Manager

FUNDING AVAILABLE: Not applicable.



F. Wally Sangelin
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer

FWS/WKF/pmf

cc: City Attorney
Senior Civil Engineer Chang
Senior Engineering Technician
Streets and Drainage Manager
Building Official
Pacific Design Development Construction

RESOLUTION NO. 2009-49

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING
IMPROVEMENTS AT INTERLAKE SQUARE, TRACT NO. 3532,
INCLUDED IN THE IMPROVEMENT AGREEMENT BETWEEN THE
CITY OF LODI AND CLUFF LLC AND CMT CONSTRUCTION, INC.

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement and Improvement Agreement Amendment between the City of Lodi and Cluff LLC and CMT Construction, Inc., for the improvements at Interlake Square, Tract No. 3532, have been substantially complied with. The improvements are shown on Drawing Nos. 005D015-01 and 005D015-08 on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on August 2, 2006, and as amended by the City Council on May 7, 2008.

2. No new City streets were dedicated as part of this project.

Dated: May 6, 2009

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I hereby certify that Resolution No. 2009-49 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 6, 2009, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Johnson, Katakian, Mounce,
and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk

CITY COUNCIL

LARRY D. HANSEN, Mayor
PHIL KATZAKIAN,
Mayor Pro Tempore
SUSAN HITCHCOCK
BOB JOHNSON
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
<http://www.lodi.gov>

BLAIR KING
City Manager
RANDI JOHL
City Clerk
D. STEVEN SCHWABAUER
City Attorney
F. WALLY SANDELIN
Public Works Director

May 1, 2009

Pacific Design Development Construction
Attn: Greg Jackson
P.O. Box 2673
Lodi, CA 95241

SUBJECT: Adopt Resolution Accepting Improvements at Interlake Square, Tract No. 3532

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 6, 2009. 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 Randi Johl, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Wesley Fujitani, Senior Civil Engineer, at (209) 333-6800, extension 2669.



F. Wally Sandelin
Public Works Director

FWS/pmf

Enclosure

cc: City Clerk

CITY COUNCIL

LARRY D. HANSEN, Mayor
PHIL KATZAKIAN
Mayor Pro Tempore
SUSAN HITCHCOCK
BOB JOHNSON
JOANNE L. MOUNCE

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BLAIR KING
City Manager
RANDI JOHL
City Clerk
D. STEPHEN SCHWABAUER
City Attorney
F. WALLY SANDELIN
Public Works Director

May 7, 2009

Mr. Rick Simas, Senior Vice President
Pacific State Bank
1889 W. March Lane, Ste. B
Stockton, CA 95207

SUBJECT: Interlake Square, Tract No. 3532

The City Council of the City of Lodi, at its meeting on May 6, 2009, accepted the public improvements 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.

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 August 4, 2009, 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 (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/SAW/pmf

Enclosures

cc: CMT Construction, Inc.
Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Management Analyst