

CC-456(e)
352

CITY COUNCIL MEETING

February 4, 1981

**CURB, GUTTER
AND SIDEWALK ON
BECKMAN ROAD**

Staff recommended that the City Council rescind their direction of February 20, 1980 to require the property owners to install curb, gutter and sidewalk on Beckman Road, from Lockeford Street north. This action was taken by the City Council because of complaints by the property owner at 677 E. Lockeford Street that water from the street was running in and through his property and creating problems for him. Mr. Thorpe, the owner of the Bulk Station at 351 N. Beckman Road, by agreement, is responsible for putting the improvements in front of his property, and had agreed to do so if his neighbor to the south also installed his. Shortly after the City Council action, the property to the south sold without the work being accomplished. The City has been in contact with the new owner, John Faulstich, who indicates that he had received a deduct in the asking price of the home because of the lack of curb, gutter, and sidewalk, and that no money had been placed in escrow to ensure completion of the work. Mr. Faulstich doesn't have the funds at this time to do the work, is not interested, and feels he has no problem with the drainage.

Since the work was originally requested because of the property owner on the south, and since that property owner is no longer interested, it would appear reasonable to rescind the request for installation.

Council discussion followed with questions being directed to Staff. On motion of Councilman Pinkerton, Murphy second, the City Council rescinded their direction of February 20, 1980 requiring the property owners to install curb, gutter and sidewalk on Beckman Road, from Lockeford Street north.



CITY OF LODI

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: January 21, 1981
SUBJECT: Curb, Gutter and Sidewalk on Beckman Road

RECOMMENDED ACTION: That the City Council rescind their direction of February 20, 1980, to require the property owners to install curb, gutter and sidewalk on Beckman Road, from Lockeford Street north.

BACKGROUND INFORMATION: The above action was taken by the Council because of complaints by the property owner at 677 E. Lockeford Street that water from the street was running in and through his property and creating problems for him. Mr. Thorpe, the owner of the Bulk Station at 351 N. Beckman Road, by agreement, is responsible for putting the improvements in in front of his property, and had agreed to do so if his neighbor to the south also installed his. Shortly after the City Council action, the property to the south sold without the work being accomplished. We have been in contact with the new owner, John Faulstich, who indicates that he had received a deduct in the asking price of the home because of the lack of curb, gutter and sidewalk, and that no money had been placed in escrow to ensure completion of the work. He doesn't have the funds at this time to do the work, is not interested, and feels he has no problem with drainage.

Since the work was originally requested because of the property owner on the south, and since that property owner is no longer interested, it would appear reasonable to rescind the request for installation. A copy of this memo has been sent to Mr. Thorpe and Mr. Faulstich.


Jack L. Ronsko
Public Works Director

JLR/eeh

cc: Mr. Thorpe
cc: Mr. Faulstich

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

CITY COUNCIL

WALTER KATNICH, Mayor
JAMES A. McCARTY, Mayor Pro Tem
RICHARD I. HUGHES
ROBERT G. MURPHY
JAMES W. PINKERTON, Jr.

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
LODI, CALIFORNIA 95240
(209) 334-5634

HENRY A. GLAVES, Jr.
City Manager

ALICE AL REIMCHE
City Clerk

RONALD AL STEIN
City Attorney

February 17, 1981

Mr. Jim Thorpe
351 N. Beckman Road
Lodi, CA 95240

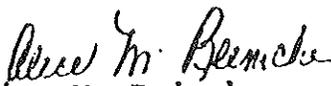
Dear Mr. Thorpe:

This letter will confirm the action of the Lodi City Council at its regular meeting of February 4, 1981, whereby the Council rescinded its direction of February 20, 1980 requiring Mr. Jim Thorpe, 351 N. Beckman Road, Lodi, and Mr. Gary Kroll, 677 E. Lockeford Street, Lodi, to install curb, gutter, sidewalk, driveway and street improvements on their respective parcels.

The City staff, in a memorandum addressed to the City Council, indicated they had been in touch with the new owner of the property located at 677 E. Lockeford Street, Lodi, John Faulstich, who indicated that he had received a deduction in the asking price of the home because of the lack of curb, gutter and sidewalk and that no money had been placed in escrow to ensure completion of the work.

Should you have any questions regarding this matter, please do not hesitate to call.

Very truly yours,


Alice M. Reimche
City Clerk

AR:dg

cc: Public Works Dept.

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February 17, 1981

Mr. John Faulstich
677 E. Lockeford Street
Lodi, CA

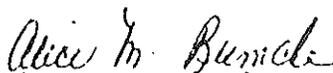
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