

CITY COUNCIL MEETING
February 22, 1984

ANNUAL REPORT
RECEIVED FROM
HOUSING AUTHORITY
OF THE COUNTY
OF SAN JOAQUIN

cc/b

City Clerk Reimcke presented a letter which had been received from the Housing Authority of the County of San Joaquin advising that in compliance with the Health and Code Safety Section 34328 requiring the Housing Authority to file with the City Clerk, at least once a year, a report of its activities, they were enclosing a copy of their 1983 Annual Report.



**HOUSING AUTHORITY
OF THE
COUNTY OF SAN JOAQUIN**

POST OFFICE BOX 447
STOCKTON, CALIF. 95201 (209) 466-5051

Doc. 7-A

RECEIVED

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ALICE M. REINICHE
CITY CLERK
CITY OF LODI
EXECUTIVE OFFICE
134 CHUNG WAH LANE

February 17, 1984

City Clerk
City of Lodi
City Hall
Lodi, California

Dear Sir:

In compliance with the Health and Safety Code Section 34328 requiring this Housing Authority to file with the Clerk, at least once a year, a report of its activities, you will find enclosed a copy of our 1983 Annual Report.

In order that we may document our files, kindly acknowledge receipt of this report by signing the enclosed duplicate letter and returning the same to us.

Very truly yours,

HOUSING AUTHORITY OF THE
COUNTY OF SAN JOAQUIN

David R. Ward
Executive Director

jd
Enc.

I hereby acknowledge receipt of the above report.

DATED: February __, 1984.



**HOUSING AUTHORITY
OF THE
COUNTY OF SAN JOAQUIN**

Doc. 7-A

POST OFFICE BOX 447
STOCKTON, CALIF. 95201 (209) 466-5051

February 17, 1984

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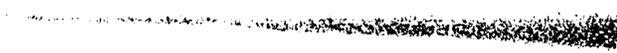
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San Joaquin County Strategic Plan

GEORGE A. CHIMIKLIS

San Joaquin County • 1000 Howard • Stockton • California 95214 • 209-444-1111



HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

A COUNTYWIDE PUBLIC SERVICE AGENCY



1983 Annual Report

A TRIBUTE TO GREATNESS

There is in each of us
The desire to contribute
To the community in which
We live;
To move forward always
With courage and
Without regard to
Self-sacrifice or gain;
To carry hope for
The better as a
Banner of tomorrow;
To be fair;
To be honest;
To be kind;
To help;
To do all and such
That we may leave
With those who follow
The knowing
That our being
Has mattered.

ALBERTA JACKSON believed
And did this.



**HOUSING AUTHORITY
OF THE
COUNTY OF SAN JOAQUIN**

POST OFFICE BOX 447
STOCKTON, CALIF. 95201 (209) 466-5051

EXECUTIVE OFFICE
134 CHUNG WAH LANE

February 16, 1984

The Board of Supervisors
of the County of San Joaquin
The City Council
of the City of Stockton
The City Council
of the City of Tracy
The City Council
of the City of Lodi
The City Council
of the City of Manteca
The City Council
of the City of Escalon
The City Council
of the City of Ripon

Gentlemen:

For the past several years, we have been engaged in a struggle just to keep affordable housing opportunities in our community alive and well. Given the deep cuts wielded by the Administration in Washington's budget axe, our survival is remarkable. As we step into our 43rd year of operation, we are definitely on the mend.

The future of our low-rent housing developments looks promising in light of the opportunity to rehabilitate under the HUD-funded Comprehensive Improvement Assistance Program. Although the longevity of the Section 8 Rental Assistance Program is uncertain, we are confident that the recently increased Fair Market Rents will enhance its maximum usefulness for the families and elderly, disabled and handicapped individuals we serve.

The challenge for the future is not only to preserve our existing housing stock, but to secure additional resources. We invite you, as

Board of Supervisors
of the County of San Joaquin
City Councils of the
Cities of Stockton, Tracy, Lodi,
Manteca, Escalon and Ripon
Page Two
February 16, 1984

the elected officials of our community, to align with us in meeting the ever-growing need for decent, affordable housing in our county and cities. With your partnership, we are up to the challenge.

Very truly yours,

HOUSING AUTHORITY OF THE
COUNTY OF SAN JOAQUIN



George L. Dutra, Chairman
Board of Commissioners

GLD/jd

1983
BOARD OF COMMISSIONERS
and
ADMINISTRATION

<u>NAME</u>	<u>TITLE</u>	<u>RESIDENCE</u>
George L. Dutra	Chairman	Manteca
Jose C. De Santiago	Vice Chairman	Stockton
Rosetta Rogers	Vice Chairwoman	Stockton
Kate Clancy	Commissioner	Stockton
Billy Joe Douglas	Commissioner	Stockton
Thomas L. McGranahan	Commissioner	Thornton
Mary Merriott	Commissioner	Stockton

ADMINISTRATION

David R. Ward	Executive Director
Hila McKasson	Administrator of Finance and General Services

LEGAL COUNSEL

John A. Wilson	Wilson and Hoslett
Al Warren Hoslett	

Commissioners are appointed by the
Board of Supervisors of the County of San Joaquin

1983 IN RETROSPECT

Among the major accomplishments for 1983, of which we are especially proud is that the revitalization of Sierra Vista Homes is underway and that replacement of the temporary shelters at the second of our three migrant centers is complete.

Both accomplishments are the culmination of years of effort to secure adequate funds to do the job right. We believe that the low-income and migrant farmworker families we serve will agree.

COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM:

The rehabilitation of Sierra Vista Homes, the oldest public housing development in the County, began in the fall of this year after more than two years of struggling to secure adequate funds for this project. With just over \$9,000,000 provided under the Department of Housing and Urban Development's Comprehensive Improvement Assistance Program, we are now confident that the rebirth of Sierra Vista is a reality.

The modernization of Sierra Vista is planned in three work phases. The first phase, which is now underway includes construction of three new streets for better police and fire access, installation of

individual parking slabs for each dwelling, upgrading and replacing sewer, gas and electric systems, repair of sidewalks, installation of rear yard patios, and repair of front and rear concrete porches and stoops. Work in this phase is anticipated to be completed in early summer of 1984.

The second phase of the modernization will center on improvements to the dwelling units. Major work items include installation of more adequate heating and cooling systems, complete renovation of the 30-year old bathrooms, including new fixtures and shower enclosures, adding insulation, replacing worn out floor tile, remodeling of entryways to allow more privacy between neighbors, addition of storage areas, and interior and exterior painting. This phase of the work is expected to take approximately two years to complete.

The third and final phase will be total relandscaping of the 43 acre project grounds, including installation of automatic irrigation systems, rear yard fencing, and new shrubs and lawns.

By the end of 1986, Sierra Vista Homes will have been reborn and ready to begin another 30-year life of service.

MIGRANT HOUSING PROGRAM:

Since 1966, when the Authority was appointed by the County of San Joaquin to manage its migrant housing program, we have rigorously pursued funds to replace the temporary, one-room wood shelters at

each of the three centers with modern, permanent structures.

In 1980, this goal was partially realized with the completion of 96 dwelling units at the Mathews Migrant Center No. 2. In May of this year, the 96 dwelling units at Mathews Migrant Center No. 3 were completed. Both centers were officially dedicated on September 16, 1983.

In addition to the modern two, three and four bedroom duplex dwellings, a community building was constructed at each center. During the harvest season, local farmworker service providers will use the community facilities to deliver on-site infant care, day care, health care, education, job referral and training opportunities information, family counseling and immigrant assistance.

The Mathews Centers not only boast a new look, but they also have a new name. The San Joaquin County Board of Supervisors renamed the two Mathews Centers the Joseph J. Artesi Migrant Family Farm Labor Centers in recognition of Joe's outstanding contribution to the betterment of living conditions for farmworker families.

Long before he came to us, Joe was dedicated to improving standards for the migrant farmworker families who came into our community year after year to harvest our crops. It was primarily through his efforts that the first migrant camps were established. The original tent-like

structures with wood floors became home for families who once were relegated to camping out on riverbanks and in orchards or sleeping in their cars. The camps were an improvement, but Joe still wasn't satisfied. He saw that shelter was only one of the many needs of migrant workers. Through Joe's efforts, the Inter-Agency Council was established to coordinate and oversee the delivery of ancillary human services to the migrant families during the six-month harvest season.

Because of the combination of services available and quality of housing, our migrant housing program serves as a model throughout the State, but we will not be satisfied until the third center, located on Harney Lane, has been rebuilt.

Working through the State Office of Migrant Services, we have secured a tentative funding commitment from the Farmers' Home Administration to replace the 96 dwellings at Harney Lane. At the close of the year, we were midway through the process of arranging a loan for construction funds. If all goes well, the goal of providing permanent structures for our migrant workers will be fully realized in the coming year.

SECTION 8 RENTAL ASSISTANCE PROGRAM:

The Section 8 Rental Assistance Program got underway in early 1976. From the outset, Fair Market Rents established by the Department of

Housing and Urban Development (HUD) have consistently lagged behind the "real" rent rates commanded by private property owners. It was late 1979 before the first allocation of 945 units was fully utilized. At the same time, HUD mandated that the old Section 23 Leased Housing Program be phased out. Essentially, the Section 8 Program replaced the Section 23 Program. Families living in units under the old Leased Housing Program were converted to the new Rental Assistance Program. In real terms, the 945 unit allocation did not offer additional housing opportunities; it was merely a trade off.

Since October of 1979, we have acquired additional allocations of units bringing our total for the county to 2,161.

Over the years, the inadequate Fair Market Rents have hampered our ability to assist the maximum number of families. In fact, between March of 1981 and November of this year, the Fair Market Rents remained constant. Without the ability to grant increases to owners already under the program, each month saw a slight decline in the number of families assisted as more and more owners dropped out in favor of the higher rents on the private market.

Late this year, HUD approved new Fair Market Rents that are consistent with the going rates in our area. As a result, at year's end, we were near 100 percent lease up, which translates to over

2,000 families currently receiving benefit of rental assistance.

SOLAR WATER HEATING SYSTEM:

The Filipino Center, a 128 unit high-rise apartment complex for families and elderly located in downtown Stockton, was fitted with a solar water heating system under the P.G. and E. Demonstration Solar Financing Program.

Pacific Gas and Electric Company provided the total funding for installation of the system which cost \$92,000. In the first eight months alone, the energy cost for supplying hot water to our residents has been reduced 34.2 percent.

P.G. and E. will monitor and evaluate the effectiveness of the system to determine the feasibility of installing similar solar systems in other low-income housing developments in the State. We're glad that they chose us for a demonstration site.

1984 PROSPECTUS

The coming year promises to be exciting for the Authority. During 1984, we hope to get started on improvements to two housing developments and to move into our very own office building. Major projects on the drawing board are:

MAJOR REHABILITATION OF CONWAY HOMES IN STOCKTON:

In December of 1983, we submitted an application to HUD for approximately \$10,000,000 to rehabilitate Conway Homes, a 436-unit development located in Stockton. The funds requested are to add mowing strips, patios and storage units, repair walks, driveways, foundations and fences; improve landscaping and upgrade the over 25 year old sewer system. In addition to site work, we intend to remodel bathrooms, replace floor tile, upgrade heating and cooling systems; add insulation, upgrade electrical wiring and paint inside and out.

Whether our application is approved or not will depend on availability of funds under HUD's Comprehensive Improvement Assistance Program. We should know the answer by Spring of 1984.

A NEW HOME FOR OUR BUSINESS OFFICES:

Since 1972, following a fire bombing that destroyed our central

administrative office, the Authority has been conducting its business from rented quarters. In the ensuing years, with the addition of first the Section 23 Leased Housing Program and later the Section 8 Program, we almost doubled our space requirements. Over the years, we've moved twice, because we had outgrown our space. The cost for leasing our present facilities has increased to the point that building our own facility is now financially feasible.

We have acquired property at the northeast corner of Church and Center Streets and have completed preliminary drawings for a building. The new facility will not only be easily accessible to both tenants and applicants alike, but will, for the first time, allow inter-office access between our administrative, accounting, application and rental assistance departments. In addition, a public room to accommodate our monthly Commission meetings will be available.

A NEW WAY OF HANDLING OUR BUSINESS:

We are currently in the process of developing a request for proposals to install a computer system in the planned administrative complex. Due to the ever-increasing complexity of the various housing programs, the related paperwork required is rapidly surpassing our ability to handle it manually. The computer system will provide current and quick information for all aspects of our operations. In addition, we will no longer have to contract for certain data-processing services, such as payroll and accounts payable

functions. Eventually, the infinitely time-consuming details that are now manually handled and recorded will be done by computer.

As a result, we will have more time to devote to the needs of the families we serve.

HOUSING DEVELOPMENTS AND PROGRAMS

DEVELOPMENTS (OWNED/MANAGED):

DWELLING UNITS

Conventional Low-Rent Housing (Owned)	1,097
Stockton - 852	
Tracy - 195	
Thornton - 50	
Sartini Manor Farm Labor (Owned)	31
Migrant Family Centers (Managed)	294
Filipino Center (Managed)	128

PROGRAMS (ADMINISTERED):

Section 8 Existing Housing	2,161
State HCD Aftercare	<u>45</u>
TOTAL	3,756

HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

HUD-Aided Programs

BALANCE SHEET

September 30, 1983

	<u>CONVENTIONAL HOUSING PROGRAM</u>	<u>LEASED HOUSING PROGRAM SECTION 23</u>	<u>HOUSING ASSISTANCE PAYMENTS PROGRAM SECTION 8</u>
<u>ASSETS</u>			
Cash	[9,702]	85,591	5,471
Accounts Receivable	183,447		47,925
Accrued Receivables	21,089		
Investments	2,779,576		3,210
Debt Amortization Funds	4,183,759		
Deferred Charges	59,774		297,625
Land, Structures and Equipment	18,139,638		67,479
Modernization and Development	<u>2,117,602</u>		
TOTAL ASSETS	<u><u>\$27,475,183</u></u>	<u><u>\$85,591</u></u>	<u><u>\$421,710</u></u>
<u>LIABILITIES AND SURPLUS</u>			
Accounts Payable	263,423	85,591	305,082
Accrued Liabilities	622,118		
Deferred Credits	82,541		
Notes Payable	9,343,231		
Bonds Payable	<u>5,480,000</u>		
TOTAL LIABILITIES	<u>\$15,791,313</u>	<u>\$85,591</u>	<u>\$305,082</u>
Surplus and Reserves	<u>11,683,870</u>		<u>116,628</u>
TOTAL LIABILITIES AND SURPLUS	<u><u>\$27,475,183</u></u>	<u><u>\$85,591</u></u>	<u><u>\$421,710</u></u>

HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

HUD-Aided Programs

STATEMENT OF OPERATING RECEIPTS AND EXPENDITURES

September 30, 1983

	<u>CONVENTIONAL HOUSING PROGRAM</u>	<u>LEASED HOUSING PROGRAM SECTION 23</u>	<u>HOUSING ASSISTANCE PAYMENTS PROGRAM SECTION 8</u>
 <u>OPERATING RECEIPTS</u>			
Rental Income	1,336,400	13,035	
Interest on Investments	282,871	8,497	29,147
Other Income	47,242	8,133	
Annual Contributions	2,265,026	[76,783]	3,894,417
Operating Subsidy	<u>1,188,975</u>	_____	_____
TOTAL OPERATING RECEIPTS	<u><u>\$5,120,514</u></u>	<u><u>\$(47,118)</u></u>	<u><u>\$3,923,564</u></u>
 <u>OPERATING EXPENDITURES</u>			
Administration	436,160	14,979	479,163
Utilities	544,110	948	
Routine Maintenance	960,195	33,123	
General Expense	508,861	15,792	177,515
Rent for Leased Dwellings		39,422	
Housing Assistance Payments			3,227,834
Nonroutine Maintenance	33,661		
Nonexpendable Equipment	64,836		7,190
Debt Service	2,265,026		
Prior Year Adjustments	<u>[63,322]</u>	<u>[7,233]</u>	<u>[17,288]</u>
TOTAL OPERATING EXPENDITURES	<u><u>\$4,749,527</u></u>	<u><u>\$ 97,031</u></u>	<u><u>\$3,874,414</u></u>
 PROVISION FOR RESERVE (DEFICIT)	 <u><u>\$ 370,987</u></u>	 <u><u>\$(144,149)</u></u>	 <u><u>\$ 49,150</u></u>

HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

State of California Housing and
Community Development Programs

BALANCE SHEET

June 30, 1983

	<u>MIGRANT FAMILY FARM LABOR HOUSING</u>	<u>AFTERCARE</u>
<u>ASSETS:</u>		
Cash	68,180	181
Accounts Receivable	72,333	
Investments	16,260	9,008
Deferred Charges	11,617	3,584
Land, Structures and Equipment	<u>5,453,599</u>	
TOTAL ASSETS	<u>\$5,621,989</u>	<u>\$12,773</u>
<u>LIABILITIES AND SURPLUS:</u>		
Accounts Payable	156,351	12,070
Accrued Liabilities	<u>12,039</u>	
TOTAL LIABILITIES	\$ 168,390	\$12,070
Surplus and Reserves	<u>5,453,599</u>	<u>703</u>
TOTAL LIABILITIES AND SURPLUS	<u>\$5,621,989</u>	<u>\$12,773</u>

HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

State of California Housing and
Community Development Programs

STATEMENT OF OPERATING RECEIPTS AND EXPENDITURES

June 30, 1983

	<u>MIGRANT FAMILY FARM LABOR HOUSING</u>	<u>AFTERCARE</u>
<u>OPERATING RECEIPTS:</u>		
Rental Income	114,493	
Other Income	13,760	
HCD Contributions	<u>478,179</u>	<u>62,498</u>
TOTAL OPERATING RECEIPTS	\$606,432	\$62,498
<u>OPERATING EXPENDITURES:</u>		
Administration	128,461	8,069
Utilities	107,281	
Routine Maintenance	116,731	
General Expense	59,862	2,674
Nonexpendable Equipment	17,012	
Construction and Rehabilitation	177,085	
Housing Assistance Payments		<u>52,194</u>
TOTAL OPERATING EXPENDITURES	<u>\$606,432</u>	<u>\$62,937</u>
PROVISION FOR RESERVE (DEFICIT)	<u> </u>	<u>[439]</u>

CITY COUNCIL MEETING
February 22, 1984

CC102
LODI UNITED
DOWNTOWN
ASSESSMENT
DISTRICT
BEAUTIFICATION
PROJECT

Following an introduction of the matter by City Manager Graves, a presentation regarding the Lodi United Downtown Assessment District Beautification Project was made by Attorney Timothy Hachman.

RESOLUTIONS

Following discussion, on motion of Council Member Pinkerton, Murphy second, Council adopted the following Resolutions:

- RES. NO. 84-017 Resolution No. 84-017 - Resolution of Intention to Acquire and/or Construct Improvements.
- RES. NO. 84-018 Resolution No. 84-018 - Resolution of Preliminary Approval of Engineer's Report.
- RES. NO. 84-019 Resolution No. 84-019 - Resolution Appointing Time and Place of Hearing Protests in Relation to Proposed Improvements (April 4, 1984 at 8:00 p.m.) and Directing Notice Thereof.
- RES. NO. 84-020 Resolution No. 84-020 - Resolution Calling for Sealed Proposals.
- RES. NO. 84-021 Resolution No. 84-021 - Resolution Authorizing Negotiations for Sale of Assessment Bonds at Private Sale.

SECTION 1
NOTICE INVITING BIDS

LODI UNITED DOWNTOWN ASSESSMENT
DISTRICT BEAUTIFICATION PROJECT

CITY OF LODI, CALIFORNIA

Sealed proposals will be received by the Purchasing Agent, Lodi City Hall, 221 W. Pine Street, Lodi, CA 95240 until 11:00 A.M. on Thursday, March 22, 1984, at which time they will be publicly opened and read for performing the following described work.

The work consists of construction of concrete and concrete paver crosswalks and curb returns with concrete planters at 8 inter-sections; street tree wells, irrigation and landscaping; traffic signalization and street lighting; slurry seal and new striping; demolition and replacement paving, curb, gutter and sidewalk with adjustments to existing utilities; site improvements; and all related work as shown on Drawings and Specifications for the above project.

The work to be performed shall be completed within 150 calendar days after both parties have signed the contract, and the Contractor shall begin work within ten (10) days after the contract date.

In accordance with the provisions of Section 1770 to 1778 of the Labor Code of the State of California, the City of Lodi has ascertained that the general rate of per diem wages and wage rate for holidays and overtime applicable to the locality in which the work is to be done are as set forth in Resolution No. 4222 of the City of Lodi, copies of which are on file in the office of the City Clerk.

The City of Lodi hereby notifies all bidders that it will affirmatively insure that, in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex or national origin in consideration for an award.

For any moneys earned by the Contractor and withheld by the City of Lodi to ensure the performance of the contract, the Contractor may, at Contractor's request and expense, substitute securities equivalent to the amount withheld in the form and manner and subject to the conditions provided in Chapter 13 (commencing with Section 4590), Division 5, Title 1 of the Government Code of the State of California.

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The Contract Documents are available at the office of Morris and Wene11, 301 W. Locust Street, Lodi, California 95240, telephone (209) 369-8258. A refundable deposit of \$100 will be required.

No bid will be considered unless it is submitted on a proposal form furnished by the City of Lodi.

The City Council reserves the right to reject any or all bids and to waive any irregularity in the completion of such forms.

By Order of the City Council

ALICE M. REIMCHE
City Clerk

RESOLUTION NO. 84-017

**BEFORE THE CITY COUNCIL OF THE CITY OF
LODI, CALIFORNIA**

A RESOLUTION OF INTENTION TO ACQUIRE AND/OR CONSTRUCT IMPROVEMENTS

**LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT**

RESOLVED, by the City Council of the City of Lodi, California, that in its opinion the public interest, convenience and necessity require and that it is the intention of said Council to order the acquisition and/or construction of the improvements hereinafter described.

1. Whenever any public way is herein referred to as running between two public ways, or from or to any public way, the intersections of the public ways referred to are included to the extent that work shall be shown on the plans to be done therein.

2. Said streets and highways are more particularly shown in the records on file in the office of the County Recorder of San Joaquin County, California, and are shown upon the plans herein referred to and filed with the Clerk of said City.

3. All of said work and improvements are to be constructed at the places and in the particular locations, of the forms, sizes, dimensions and materials, and at the lines, grades and elevations as shown and delineated upon the plans, profiles and specifications to be made therefor, as hereinafter provided.

4. There is to be excepted from the work herein described any of such work already done to line and grade and marked excepted or shown not to be done on said plans, profiles and specifications.

5. Said improvements to be acquired and/or constructed herein are more particularly described as follows:

(a) The construction of improvements in the following street intersections, by grading, including importation or excavation, and removal of certain existing improvements, and the construction and installation therein of: beautification and improvement of street intersections, including handicap access to crosswalks, the inlay of colored concrete interlocking pavers with six inch (6") wide concrete retention strips, and the installation of ten feet (10') diameter cast-in-place concrete planters adjacent thereto for landscaping; and all appurtenances thereto, to wit:

- (1) School Street and Lodi Avenue;
- (2) School Street and Walnut Street;
- (3) School Street and Oak Street;
- (4) School Street and Pine Street;
- (5) School Street and Elm Street;
- (6) School Street and Locust Street.

(b) Tree planting and landscaping of all streets within the area included in the assessment district.

(c) The doing of all work auxiliary to any of the above and necessary to complete the same.

(d) The acquisition of all lands and easements necessary for any of said work and improvements.

6. Notice is hereby given of the fact that in many cases said work and improvements will bring the finished work to a grade different from that formerly existing, and that to said extent said grades are hereby changed and that said work will be done to said changed grades.

7. Said Council does hereby adopt and establish as the official grades for said work the grades and elevations to be shown upon said plans, profiles and specifications. All such grades and elevations are to be in feet and decimals thereof with reference to the datum plane of the City.

8. The description of the acquisitions and/or improvements and the termini of the work contained in this Resolution are general in nature. All items of work do not necessarily extend for the full length of the description thereof. The plans and profiles of the work and maps and descriptions, as contained in the Engineer's report, shall be controlling as to the correct and detailed description thereof.

9. Said contemplated acquisition and/or construction of improvements, in the opinion of this Council, are of more than local or ordinary public benefit, and the costs and expenses thereof are made chargeable as hereinafter set forth upon an assessment district, the exterior boundaries of which district are described in Exhibit A, attached hereto, and delineated upon a map thereof, entitled, "Proposed Boundaries of LODI UNITED DOWNTOWN ASSESSMENT DISTRICT, BEAUTIFICATION PROJECT", on file with the City Clerk of said City, to which reference is hereby made for further particulars. Said map indicates by a boundary line the extent of the territory included in the proposed district and shall govern for all details as to the extent of the assessment district.

10. Said Council further declares that all public streets and highways within said assessment district in use in the performance of a public function as such shall be omitted from the assessment hereafter to be made to cover the costs and expenses of said acquisition and/or construction of improvements.

11. Notice is hereby given that serial bonds to represent unpaid assessments, and bear interest at a rate not to exceed the maximum rate provided in the Improvement Bond Act of 1915, Division 10 of the Streets and Highways Code, and that the applicable provisions of Part 11.1 of said Act providing an alternative procedure for the advance payment of assessments and the calling of bonds, shall apply. The last installment of such bonds shall mature not to exceed fourteen (14) years from the second day of July next succeeding ten (10) months from their date, principal and interest to be reasonably amortized, the proceeds of said bonds to be invested and interest thereon paid into the redemption fund of said bonds.

Said Council finds and declares that a special reserve fund as provided in Part 16 of said Act shall be required, the amount thereof to be fixed and determined upon the sale of the bonds.

Said Council hereby covenants with the holders of said assessment bonds to be issued herein that it will, within a reasonable time following the due date of any delinquent installment of assessments securing the bonds to be issued, commence and thereafter diligently prosecute to completion a foreclosure action regarding such delinquent installment of assessment.

12. Except as herein otherwise provided for the issuance of bonds, all of said improvements shall be done pursuant to the provisions of The Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code.

13. Reference is hereby made to proceedings had pursuant to Division 4 of the Streets and Highways Code of the State of California, on file with the City Clerk.

14. Notice is hereby given that, in the opinion of this Council, the public interest will not be served by allowing the property owners to take the contract for the construction of the improvements, and that, pursuant to Section 20487 of the Public Contracts Code, no notice of award of contract shall be published.

15. Said proposed acquisition and/or construction of improvements are hereby referred to BAUMBACH & PIAZZA, Lodi, California, Engineer of Work, being a competent firm employed by said City for that purpose; and said Engineer is hereby directed to make and file with the Clerk of said City a report in writing, presenting the following:

(a) Maps and descriptions of the lands and easements, and a general description of any works or appliances to be acquired;

(b) Plans and specifications of the proposed improvements to be constructed;

(c) Engineer's statement of the itemized and total estimated costs and expenses of said acquisitions and/or improvements and of the incidental expenses in connection therewith;

(d) Diagram showing the assessment district above referred to, and also the boundaries and dimensions of the respective subdivisions of land within said City as the same existed at the time of the passage of this Resolution of Intention, each of which subdivisions, including each separate condominium interest as defined in Section 783 of the Civil Code of the State of California, shall be given a separate number upon said diagram;

(e) A proposed assessment of the total amount of the costs and expenses of the proposed acquisitions and/or improvements upon the several subdivisions of land in said district in proportion to the estimated benefits to be received by such subdivisions, respectively, from said acquisition and/or construction of improvements, and of the expenses incidental thereto.

16. If any excess shall be realized from the assessment, it shall be used in such amounts as the Council may determine, in accordance with the provisions of law for one or more of the following purposes:

(a) Transfer to the general fund of the City, provided that the amount of any such transfer shall not exceed the lesser of \$1,000 or 5% of the total amount expended from the improvement fund;

(b) As a credit upon the assessment and any supplemental assessment in accordance with the provisions of Section 10427.1 of the Streets and Highways Code;

(c) To reimburse the City for any contributions or advances to or for the construction fund that were not pledged in this Resolution of Intention;

(d) For the maintenance of the improvements or a specified part thereof.

DATED: February 22, 1984.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that Resolution No. 84- 017 was passed and adopted at an Adjourned Regular meeting of the City Council of the City of Lodi, held February 22, 1984, by the following vote:

AYES: Councilmen - Reid, Snider, Murphy, Pinkerton, and Olson (Mayor)

NOES: Councilmen - None

ABSENT: Councilmen - None

ABSTENTIONS: Councilmen - None

ALICE M. REIMCHE, City Clerk

RESOLUTION NO. 84-018

**BEFORE THE CITY COUNCIL OF THE CITY OF
LODI, CALIFORNIA**

**A RESOLUTION OF PRELIMINARY APPROVAL OF
ENGINEER'S REPORT**

**LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT**

RESOLVED, by the City Council of the City of Lodi, California, that

WHEREAS, on February 22, 1984, said Council did adopt its Resolution No. 84-017, a resolution of intention to acquire and/or construct improvements in the above-named assessment district, and did refer the proposed acquisitions and improvements to the Engineer of Work of said City, he being the officer in charge and control of the acquisition and construction of public improvements in and for said City of the kind described therein, and being a competent person employed by said City for that purpose, and did therein direct said Engineer of Work to make and file with the City Clerk of said City, a report in writing all as therein more particularly described, under and pursuant to the provisions of The Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code:

WHEREAS, said Engineer of Work has made and filed with the City Clerk of said City a report in writing as called for in said Resolution of Intention, and under and pursuant to said Code, which report has been presented to this Council for consideration;

WHEREAS, said Council has duly considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that neither said report, nor any part thereof, requires or should be modified in any respect:

NOW, THEREFORE, IT IS ORDERED as follows:

1. That the plans and specifications for the proposed improvements, contained in said report, be, and they are hereby, preliminarily approved and confirmed.
2. That the Engineer's estimate of the itemized and total costs and expenses of said improvements and of the incidental expenses in connection therewith, contained in said report, be, and each of them are hereby, preliminarily approved and confirmed.
3. That the diagram showing the assessment district referred to and described in said Resolution of Intention and also the boundaries and dimensions of the respective subdivisions of land within said assessment district as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions has been given a separate number upon said diagram, as contained in said report, be, and it is hereby, preliminarily approved and confirmed.
4. That the proposed assessments upon the several subdivisions of land in said assessment district in proportion to the estimated benefits to be received by such subdivisions, respectively, from said improvements and of the incidental expenses thereof, as contained in said report, be, and they are hereby, preliminarily approved and confirmed.

5. That the maps and descriptions of the improvements to be made, as contained in said report, be, and the same are hereby, preliminarily approved.

6. That said report shall stand as the Engineer's report for the purpose of all subsequent proceedings had pursuant to said Resolution of Intention.

7. The amount of liquidated damages to be paid by the contractor to the City for failure to complete the work of improvements within the time limit specified in the contract documents is hereby fixed at the sum of Fifty Dollars (\$50.) per day for each calendar day from the time prescribed to complete the work to its actual completion.

DATED: February 22, 1984.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that Resolution No. 84- 018 was passed and adopted at an adjourned regular meeting of the City Council of the City of Lodi, held February 22, 1984, by the following vote:

AYES: Councilmen - Reid, Snider, Pinkerton, Murphy, and Olson (Mayor)

NOES: Councilmen - None

ABSENT: Councilmen - None

ABSTENTIONS: Councilmen - None

ALICE M. REIMCHE, City Clerk

RESOLUTION NO. 84-019

**BEFORE THE CITY COUNCIL OF THE CITY OF
LODI, CALIFORNIA**

**A RESOLUTION APPOINTING TIME AND PLACE OF HEARING
PROTESTS IN RELATION TO PROPOSED IMPROVEMENTS,
AND DIRECTING NOTICE THEREOF**

**LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT**

RESOLVED, by the City Council of the City of Lodi, California, that

WHEREAS, on February 22, 1984, said Council did adopt its Resolution No. 84-017, a resolution of intention to acquire and/or construct improvements in the above-named assessment district, pursuant to the provisions of The Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code, and the Engineer of Work of said City has filed with the City Clerk the written report called for under said Code and by said Resolution of Intention, which report has been presented by said Clerk to this Council for consideration, and this Council has considered and preliminarily approved and confirmed said report and ordered that the same stand as the report for the purposes of all subsequent proceedings had pursuant to said Resolution of Intention;

NOW, THEREFORE, IT IS RESOLVED AND ORDERED as follows:

1. That Wednesday, April 4, 1984, at the hour of 8:00 P.M. in the regular meeting place of said Council, Council Chambers, City Hall, Lodi, California, be, and the same are hereby appointed and fixed as the time and place when and where the Council will consider and finally determine whether the public interest and convenience require said improvements and when and where it will consider and finally act upon the Engineer's report and said Resolution of Intention, provided that the Council may change such time to a later time as it shall determine.

2. That the City Clerk of this City be, and she is hereby directed to give notice of said hearing once a week for two successive weeks in the Lodi Sentinel, a newspaper published and circulated in said City, and by conspicuously posting a notice thereof along all the open streets within the assessment district at not more than three hundred (300) feet apart, and not less than three (3) in all; said posting and first publication to be had and completed at least twenty (20) days before the date herein set for hearing protests.

3. Said notices so posted shall be headed "NOTICE OF IMPROVEMENT" in letters not less than one inch (1") in height, and shall in legible characters, state: The fact and date of the passage of said Resolution of Intention and of the filing of said report; the date, hour and place set for hearing protests; briefly describe the improvements proposed to be made; that the City Manager, Telephone (209) 334-5634, is the local department designated by this Council to answer inquiries regarding the protest proceedings; and refer to said Resolution of Intention and report for further particulars.

4. That the City Clerk of said City shall mail or cause to be mailed, postage prepaid, at least twenty (20) days before said hearing date, to all persons owning real property proposed to be assessed whose names and addresses appear on the last equalized

assessment roll for City taxes or who are known to the City Clerk, notice of the adoption of the Resolution of Intention and the filing of the Engineer's Report, which notice shall contain: A statement of the time, place, and purpose of the hearing on the Resolution of Intention and report; a statement of the total estimated cost of the proposed acquisitions and improvements; the amount, as shown by the report, to be assessed against the particular parcel covered by the notice; a statement that any person interested may file a protest in writing as provided in said Code; and that the City Manager, Telephone (209) 334-5634, is the local department designated by this Council to answer inquiries regarding the protest proceedings.

DATED: February 22, 1984.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that Resolution No. 84-019 was passed and adopted at an adjourned regular meeting of the City Council of the City of Lodi, held February 22, 1984, by the following vote:

AYES: Councilmen - Reid, Murphy, Snider, Pinkerton, and Olson (Mayor)

NOES: Councilmen - None

ABSENT: Councilmen - None

ABSTENTIONS: Councilmen - None

ALICE M. REIMCHE, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF
LODI, CALIFORNIA

A RESOLUTION CALLING FOR SEALED PROPOSALS

LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT

RESOLVED, by the City Council of the City of Lodi, California, that
WHEREAS, on February 22, 1984, said Council adopted its Resolution
No. 84-017, a resolution of intention to order the acquisition and/or construction of
public improvements, as more particularly described in said Resolution of Intention;

NOW, THEREFORE, the City Clerk of said City is hereby directed to publish
once a week for two successive weeks in the Lodi Sentinel, a newspaper published and
circulated in said City, a notice inviting sealed proposals or bids for the construction of
said improvements, and referring to the plans and specifications on file in the office of
the City Clerk of said City, the first of which publications shall be at least fourteen (14)
days prior to the time fixed for opening bids.

All proposals or bids shall be accompanied by a cashier's or certified check
payable to the order of the City amounting to ten percent (10%) of the bid, or by a bond in
said amount and payable to said City, signed by the bidder and a corporate surety, or by
the bidder and two sureties, who shall justify before any officer competent to administer
an oath, in double said amount and over and above all statutory exemptions. Said check
shall be forfeited or said bond shall become payable to said City in case the bidder
depositing the same does not, within fifteen (15) days after written notice that the
contract has been awarded to him, enter into a contract with the City.

Said sealed proposals or bids shall be delivered to the City Clerk of said City on
or before 11:00 A.M. on March 20, 1984, said date being not less than fourteen (14) days
from the date of the first publication of said notice. Bids will be publicly opened,
examined and declared at 11:00 A.M. on said day, in the Council Chambers, City Hall,
Lodi, California.

DATED: February 22, 1984.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that
Resolution No. 84-020 was passed and adopted at an adjourned regular meeting of the
City Council of the City of Lodi, held February 22, 1984, by the following vote:

AYES: Councilmen - Reid, Snider, Pinkerton, Murphy, and
Olson (Mayor)

NOES: Councilmen - None

ABSENT: Councilmen - None

ABSTENTIONS: Councilmen - None

ALICE M. REIMCHE, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF
LODI, CALIFORNIA

A RESOLUTION AUTHORIZING NEGOTIATIONS FOR
SALE OF ASSESSMENT BONDS AT PRIVATE SALE

LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT

RESOLVED, by the City Council of the City of Lodi, California, that
WHEREAS, said Council intends to undertake assessment proceedings for the
acquisition and/or construction of improvements in said City, and the issuance of bonds
upon the unpaid assessments for the financing of said improvements; and

WHEREAS, the public interest and general welfare will be served by negotiating a
sale of the bonds to be issued in said proceedings;

NOW, THEREFORE, IT IS ORDERED that BLEWETT, GARRETSON & HACHMAN,
A Professional Corporation, employed as attorneys to perform the legal services required
in said proceedings, are hereby authorized to negotiate with investment brokers and bond
houses for the purpose of procuring a commitment for the purchase of the assessment
bonds to be issued herein, and to present the same to this Council for an award of sale
thereof upon the best terms available.

DATED: February 22, 1984.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that
Resolution No. 84-021 was passed and adopted at an adjourned regular meeting of the
City Council of the City of Lodi, held February 22, 1984, by the following vote:

AYES: Councilmen - Murphy, Reid, Snider, Pinkerton, and
Olson (Mayor)

NOES: Councilmen - None

ABSENT: Councilmen - None

ABSTENTIONS: Councilmen - None

ALICE M. REIMCHE, City Clerk

NOTICE TO PROPERTY OWNERS

LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT
CITY OF LODI, CALIFORNIA

NOTICE IS HEREBY GIVEN that on February 22, 1984, the City Council of the City of Lodi, California, adopted its Resolution No. 84-017, wherein it did declare that in its opinion the public interest, necessity and convenience required, and that it was the intention of said Council to order the acquisition and/or construction of certain public improvements described in said Resolution in proceedings under the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code, and that the Engineer of Work filed with said Council on February 22, 1984, his written report on the improvements described in said Resolution. Said report consists of plan and specifications for said improvements, estimate of costs and incidental expenses, diagram and assessment, and maps and descriptions. A brief description of the proposed improvements described in said Resolution and report is as follows:

(a) The construction of improvements in the following street intersections, by grading, including importation or excavation, and removal of certain existing improvements, and the construction and installation therein of: beautification and improvement of street intersections, including handicap access to crosswalks, the inlay of colored concrete interlocking pavers with six inch (6") wide concrete retention strips, and the installation of ten feet (10') diameter cast-in-place concrete planters adjacent thereto for landscaping; and all appurtenances thereto, to wit:

- (1) School Street and Lodi Avenue;
- (2) School Street and Walnut Street;
- (3) School Street and Oak Street;
- (4) School Street and Pine Street;
- (5) School Street and Elm Street;
- (6) School Street and Locust Street.

(b) Tree planting and landscaping of all streets within the area included in the assessment district.

(c) The doing of all work auxiliary to any of the above and necessary to complete the same.

(d) The acquisition of all lands and easements necessary for any of said work and improvements.

Reference is hereby made to said Resolution and report for further particulars.

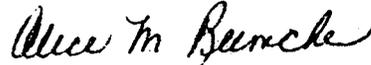
NOTICE IS FURTHER GIVEN that the total estimated cost of the proposed improvements described in said Resolution and report is the sum of \$ 578,907 to be assessed to the property owners. That your name appears on the last equalized assessment roll for taxes of the City of Lodi as the owner of a particular parcel of real property in the proposed assessment district. That the description of said parcel of real property and the amount of the total estimated cost of said improvements proposed to be assessed against such parcel of real property as shown by the Engineer's report is set forth at the end of this notice.

NOTICE IS FURTHER GIVEN that a hearing will be held on Wednesday, April 4, 1984, at the hour of 8:00 P.M. in the regular meeting place of said Council, Council Chambers, City Hall, Lodi, California, for the purpose of hearing protests to the proposed acquisitions and improvements, the grades at which said work will be done, the extent of the assessment district, the Engineer's estimate of the costs and expenses, the proposed diagram and assessment, or to the maps and description. At or before said time set for the hearing above stated, any person interested may object to the proposed acquisitions and improvements, the extent of the assessment district, or to the proposed assessment, by filing a written protest with the City Clerk of the City of Lodi at or before the time set for the hearing referred to herein. Such protest must contain a description of the property in which each signer thereof is interested sufficient to identify the property and, if the signers are not shown on the last equalized assessment roll as the owners of such property, the protest must contain or be accompanied by written evidence that such signers are the owners of such property. The City Clerk shall endorse on each protest the date of its receipt, and shall present the same to the City Council at the time of said hearing.

NOTICE IS FURTHER GIVEN that the City Manager, Telephone (209) 334-5634, is the local department designated by the City Council to answer inquiries regarding the protest proceedings.

After the above hearing date a period of 30 days will be allowed to pay assessments in cash. Unpaid assessments will become payable in not to exceed 15 annual installments, with interest on the decreasing balance, upon the issuance of assessment bonds. Serial bonds to represent unpaid assessments will be issued in the manner provided in the Improvement Bond Act of 1915, Division 10 of the Streets and Highways Code, and interest on the bonds will be a maximum of 12% per annum on the unpaid balance. Each annual installment of assessments will be billed on the county real property tax bill for your property and will be separately stated thereon, and will be payable at the same time and place as your general real property taxes.

DATED: February 22, 1984.



ALICE M. REIMCHE, City Clerk
City Hall, Lodi, CA 95240

The amount of the proposed assessment against your parcel of real property is as follows:

<u>Assessment No.</u>	<u>Description</u>	<u>Amount</u>
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NOTICE OF IMPROVEMENT

**LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT
CITY OF LODI, CALIFORNIA**

NOTICE IS HEREBY GIVEN that on February 22, 1984, the City Council of the City of Lodi, California, adopted its Resolution No. 84- 017, wherein it did declare that in its opinion the public interest, necessity and convenience required, and that it was the intention of said Council to order the following acquisition and/or construction of improvements in and for said City, to wit:

(a) The construction of improvements in the following street intersections, by grading, including importation or excavation, and removal of certain existing improvements, and the construction and installation therein of: beautification and improvement of street intersections, including handicap access to crosswalks, the inlay of colored concrete interlocking pavers with six inch (6") wide concrete retention strips, and the installation of ten feet (10') diameter cast-in-place concrete planters adjacent thereto for landscaping; and all appurtenances thereto, to wit:

- (1) School Street and Lodi Avenue:
- (2) School Street and Walnut Street:
- (3) School Street and Oak Street:
- (4) School Street and Pine Street:
- (5) School Street and Elm Street:
- (6) School Street and Locust Street.

(b) Tree planting and landscaping of all streets within the area included in the assessment district.

(c) The doing of all work auxiliary to any of the above and necessary to complete the same.

(d) The acquisition of all lands and easements necessary for any of said work and improvements.

All of said work and improvements are to be constructed at the places and in the particular locations, of the forms, sizes, dimensions and materials, and at the lines, grades and elevations as shown and delineated upon the plans, profiles and specifications preliminarily approved therefor by the City Council, and on file for public inspection in the office of the Director of Public Works, City Hall, Lodi, California.

Notice is hereby given of the fact that in many cases said work and improvements will bring the finished surface of the ground to a grade different from the surface as it now exists, and that to said extent said grades will be changed and that said work will be done to said changed grades.

The costs of said contemplated acquisition and/or construction of improvements, and the incidental expenses thereof, are made chargeable upon an assessment district, the exterior boundaries of which district are the composite and consolidated area as more particularly shown upon a map thereof, on file in the office of the City Clerk of said City, to which reference is hereby made for further particulars. Said map indicates by a boundary line the extent of the territory included in the proposed district and shall govern for all details as to the extent of the assessment district.

The estimated cost of the project is \$ 578,907.00 to be assessed to the property owners.

Notice is hereby given that serial bonds to represent unpaid assessments, and bear interest at a rate not to exceed the maximum rate permitted by the Improvement Bond Act of 1915, and that the applicable provisions of Part 11.1 of said Act, providing an alternative procedure for the advance payment of assessments and the calling of bonds, shall apply. The last installment of such bonds shall mature not to exceed fourteen (14) years from the second day of July next succeeding ten (10) months from their date, principal and interest to be reasonably amortized.

The description of the acquisitions and/or improvements and the termini of the work contained in the Resolution of Intention are general in nature. All items of work do not necessarily extend for the full length of the description thereof. The plans and profiles of the work and maps and descriptions, as contained in the Engineer's report, shall be controlling as to the correct and detailed description thereof.

Except as herein otherwise provided for the issuance of bonds, all of said improvements shall be done pursuant to the provisions of The Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code.

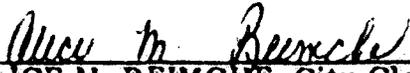
Reference is hereby made to proceedings had pursuant to Division 4 of the Streets and Highways Code of the State of California, on file in the office of the City Clerk.

NOTICE IS FURTHER GIVEN that the Engineer of Work pursuant to said Code and said Resolution of Intention adopted pursuant thereto, did on February 22, 1984, file with the City Clerk his written report on said acquisitions and improvements, consisting of plans, profiles, specifications, estimate of costs and incidental expenses, diagram and assessment, maps and descriptions, and said Council did on said date consider and examine said report and by resolution preliminarily approve and confirm the same, and ordered that said report shall stand as the report for the purposes of all subsequent proceedings had pursuant to said Resolution of Intention.

NOTICE IS FURTHER GIVEN that Wednesday, April 4, 1983, at the hour of 8:00 P.M. in the regular meeting place of said Council, Council Chambers, City Hall, Lodi, California, are the time and place appointed and fixed by said Council when and where it will consider and finally determine whether the public interest and convenience require said acquisitions and improvements, when and where it will consider and finally determine whether the owners of a majority of the area of the property in the proposed assessment district have protested against said acquisitions and improvements or any portion thereof, when and where it will consider and finally act upon the Engineer's report filed pursuant to said Resolution of Intention, and when and where it will hear all protests in relation to said proposed acquisitions and improvements, or to the grades at which said work will be done, or the extent of the assessment district, or to the Engineer's estimate of the costs and expenses thereof, or to the proposed diagram and assessment, or to the maps and descriptions; and that any person interested may file a written protest with the City Clerk at or before the time set for the hearing referred to herein. The City Manager, Telephone (209) 334-5634, is the local department designated by the City Council to answer inquiries regarding the protest proceedings.

Reference is hereby made to said Resolution of Intention and said Report, including plans, profiles, specifications, estimate of costs, diagram and assessment, and maps and descriptions, for a more particular description of said acquisitions and improvements to be had and done, and for further particulars, all on file in the office of the City Clerk.

DATED: February 22, 1984.



ALICE M. REIMCHE, City Clerk

NOTICE OF IMPROVEMENT

LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT
CITY OF LODI, CALIFORNIA

NOTICE IS HEREBY GIVEN that on February 22, 1984, the City Council of the City of Lodi, California, adopted its Resolution No. 84- 017, wherein it did declare that in its opinion the public interest, necessity and convenience required, and that it was the intention of said Council to order the following acquisition and/or construction of improvements in and for said City, to wit:

(a) The construction of improvements in the following street intersections, by grading, including importation or excavation, and removal of certain existing improvements, and the construction and installation therein of: beautification and improvement of street intersections, including handicap access to crosswalks, the inlay of colored concrete interlocking pavers with six inch (6") wide concrete retention strips, and the installation of ten feet (10') diameter cast-in-place concrete planters adjacent thereto for landscaping; and all appurtenances thereto, to wit:

- (1) School Street and Lodi Avenue;
- (2) School Street and Walnut Street;
- (3) School Street and Oak Street;
- (4) School Street and Pine Street;
- (5) School Street and Elm Street;
- (6) School Street and Locust Street.

(b) Tree planting and landscaping of all streets within the area included in the assessment district.

(c) The doing of all work auxiliary to any of the above and necessary to complete the same.

(d) The acquisition of all lands and easements necessary for any of said work and improvements.

All of said work and improvements are to be constructed at the places and in the particular locations, of the forms, sizes, dimensions and materials, and at the lines, grades and elevations as shown and delineated upon the plans, profiles and specifications preliminarily approved therefor by the City Council, and on file for public inspection in the office of the Director of Public Works, City Hall, Lodi, California.

Notice is hereby given of the fact that in many cases said work and improvements will bring the finished surface of the ground to a grade different from the surface as it now exists, and that to said extent said grades will be changed and that said work will be done to said changed grades.

The costs of said contemplated acquisition and/or construction of improvements, and the incidental expenses thereof, are made chargeable upon an assessment district, the exterior boundaries of which district are the composite and consolidated area as more particularly shown upon a map thereof, on file in the office of the City Clerk of said City, to which reference is hereby made for further particulars. Said map indicates by a boundary line the extent of the territory included in the proposed district and shall govern for all details as to the extent of the assessment district.

The estimated cost of the project is \$ 578,907 to be assessed to the property owners.

Notice is hereby given that serial bonds to represent unpaid assessments, and bear interest at a rate not to exceed the maximum rate permitted by the Improvement Bond Act of 1915, and that the applicable provisions of Part 11.1 of said Act, providing an alternative procedure for the advance payment of assessments and the calling of bonds, shall apply. The last installment of such bonds shall mature not to exceed fourteen (14) years from the second day of July next succeeding ten (10) months from their date, principal and interest to be reasonably amortized.

The description of the acquisitions and/or improvements and the termini of the work contained in the Resolution of Intention are general in nature. All items of work do not necessarily extend for the full length of the description thereof. The plans and profiles of the work and maps and descriptions, as contained in the Engineer's report, shall be controlling as to the correct and detailed description thereof.

Except as herein otherwise provided for the issuance of bonds, all of said improvements shall be done pursuant to the provisions of The Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code.

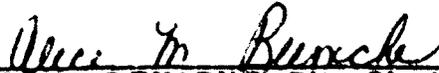
Reference is hereby made to proceedings had pursuant to Division 4 of the Streets and Highways Code of the State of California, on file in the office of the City Clerk.

NOTICE IS FURTHER GIVEN that the Engineer of Work pursuant to said Code and said Resolution of Intention adopted pursuant thereto, did on February 22, 1984, file with the City Clerk his written report on said acquisitions and improvements, consisting of plans, profiles, specifications, estimate of costs and incidental expenses, diagram and assessment, maps and descriptions, and said Council did on said date consider and examine said report and by resolution preliminarily approve and confirm the same, and ordered that said report shall stand as the report for the purposes of all subsequent proceedings had pursuant to said Resolution of Intention.

NOTICE IS FURTHER GIVEN that Wednesday, April 4, 1983, at the hour of 8:00 P.M. in the regular meeting place of said Council, Council Chambers, City Hall, Lodi, California, are the time and place appointed and fixed by said Council when and where it will consider and finally determine whether the public interest and convenience require said acquisitions and improvements, when and where it will consider and finally determine whether the owners of a majority of the area of the property in the proposed assessment district have protested against said acquisitions and improvements or any portion thereof, when and where it will consider and finally act upon the Engineer's report filed pursuant to said Resolution of Intention, and when and where it will hear all protests in relation to said proposed acquisitions and improvements, or to the grades at which said work will be done, or the extent of the assessment district, or to the Engineer's estimate of the costs and expenses thereof, or to the proposed diagram and assessment, or to the maps and descriptions; and that any person interested may file a written protest with the City Clerk at or before the time set for the hearing referred to herein. The City Manager, Telephone (209) 334-5634, is the local department designated by the City Council to answer inquiries regarding the protest proceedings.

Reference is hereby made to said Resolution of Intention and said Report, including plans, profiles, specifications, estimate of costs, diagram and assessment, and maps and descriptions, for a more particular description of said acquisitions and improvements to be had and done, and for further particulars, all on file in the office of the City Clerk.

DATED: February 22, 1984.



ALICE M. REIMCHE, City Clerk