

November 2, 1983

**LODI UNITED
DOWNTOWN
ASSESSMENT
DISTRICT**

City Clerk Reimche apprised the City Council that Terry Piazza, Baumbach & Piazza, had provided her office with written documentation advising that he had computed the total square footage of the area to be encompassed in the proposed United Downtown Improvement District and computed the total areas represented by the signatures on the petitions for the District and finds that the ownership of 61.4% of the subject properties have signed the petition. Mr. Piazza further indicated that he does not certify the signature, only that the purported owner has signed.

Mr. Arlie Preszler, representing the Lodi Design Group, presented the following information regarding the proposed district and responded to questions as were posed by members of the City Council.

Lodi Design Group agreed at the conception of the UDID project to set their fee equal to the fee proposed by QUAD Engineering, Inc. QUAD had proposed the following services and fee:

Design Engineering
Field Engineering
Preliminary Assessments
Final Assessments

Total of \$55,512.00

In keeping with our original commitment, we are proposing a total fee of \$55,512.00 less all payments received to date. These payments include \$10,000 paid to Lodi Design Group and \$1,000 paid to Baumbach and Piazza.

Our fee will cover the following work:

Master Planning (completed)
Preliminary Assessment Preparation (completed)
Construction Documents
Final Assessment Services
Construction Administration

It is to be noted that design work around the Arch is deleted from this fee. These services are to be contracted directly with the City of Lodi.

The fee is to be dispersed on a monthly basis in proportion to the amount of work completed during the preceding month. Ninety percent of the total fee will be allocated to the construction drawings and final assessment services. The remaining ten percent shall be allocated to construction administration.

Council was further apprised that the following were possible City responsibilities under this project:

°Arch area improvements

Pine Street - Sacramento to Main
Sacramento Street (eastside) - Oak to Elm

°Signal modification

School and Pine
School and Lodi

°Sacramento Street curb, gutter and sidewalk

°Assessment District Engineering fee (3%)

°Surveying and curb design

CITY COUNCIL MEETING

NOVEMBER 2, 1983

LODI UNITED
DOWNTOWN

ASSESSMENT
DISTRICT (CONT'D)

°Landscape maintenance of installed facilities

A lengthy discussion followed with questions being directed to Staif, to Mr. Preszler and to Mr. Hachman.

Following discussion, Council took the following actions pertaining to the matter:

a) On motion of Council Member Reid, Murphy second, Council received the certified petitions.

b) On motion of Council Member Pinkerton, Reid second, Council, by motion action, authorized the expenditure of approximately \$150,000 (\$50,000 which will be from Hotel-Motel Tax Funds and the balance from Street Funds) for the Arch area improvements, signal modifications, Sacramento Street curb, gutter and sidewalk, Assessment District engineering fees, surveying and curb design, and the landscape maintenance of installed facilities.

c) Council, on motion of Council Member Murphy, Pinkerton second, authorized the expenditure of approximately \$44,512.00 for various services and fees pertaining to the engineering work for the subject assessment district, which amount will be dispersed to the Lodi Design Group on a monthly basis in proportion to the amount of work completed during the preceding month.

d) On motion of Council Member Pinkerton, Murphy second, Council adopted the following Resolutions:

RES 83-125

1) Resolution No. 83-125 - A Resolution Determining Compliance with Division 4 of the Streets and Highways Code, and Determining to Undertake Proceedings Pursuant to Special Assessment and Assessment Bond Acts for the Acquisition and/or Construction of Improvements, Without Further Proceedings Under Said Division 4 of the Streets and Highways Code - Lodi United Downtown Assessment District Beautification Project.

RES 83-126

2) Resolution No. 83-126 - A Resolution Describing the Proposed Boundaries of Assessment and Directing Recordation of the Notice of Assessment.

RES 83-127

3) Resolution No. 83-127 - A Resolution Appointing Engineer and Attorneys for Lodi United Downtown Assessment District Beautification Project.

civil engineers

RECEIVED

323 West Elm Street
Lodi, California 95240

1988 OCT 27 PM 8:16

Phone (209) 368-6618

ALICE H. REIMCHE
CITY CLERK
CITY OF LODI

BAUMBACH & PIAZZA

October 27, 1988

Mrs. Alice Reimche
City Clerk
City of Lodi
Lodi, California

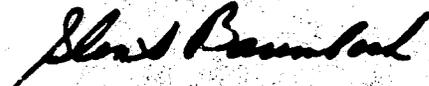
Re: Certification of the Petitions for
the United Downtown Improvement District

Dear Mrs. Reimche:

This is to certify that I have computed the total square footage of the area to be encompassed in the proposed District. I have also computed the total areas represented by the signatures on the petitions for the District.

I find that the ownership of 61.4% of the subject properties have signed the petition. I do not certify the signature, only that the purported owner has signed.

Sincerely,


TERRY PIAZZA

TP:jc

83125

RESOLUTION NO. _____

BEFORE THE CITY COUNCIL OF THE CITY OF
LODI, CALIFORNIA

**A RESOLUTION DETERMINING COMPLIANCE WITH DIVISION 4 OF
THE STREETS AND HIGHWAYS CODE, AND DETERMINING TO
UNDERTAKE PROCEEDINGS PURSUANT TO SPECIAL
ASSESSMENT AND ASSESSMENT BOND ACTS FOR THE
ACQUISITION AND/OR CONSTRUCTION OF IMPROVEMENTS,
WITHOUT FURTHER PROCEEDINGS UNDER SAID DIVISION 4 OF
THE STREETS AND HIGHWAYS CODE**

**LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT**

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

WHEREAS, a written petition for undertaking proceedings pursuant to special assessment and assessment bonds acts, and to assess the costs thereof upon the properties benefited, and waiving proceedings under Division 4 of the Streets and Highways Code, signed by the owners of more than 60% in area of the properties proposed to be assessed, has been filed with the City Clerk of this City for the acquisition and/or construction of the improvements hereinafter more particularly described;

WHEREAS, the costs and expenses of said contemplated improvements are to be chargeable upon an assessment district benefited thereby, the exterior boundaries of which are the coterminous exterior boundaries of the composite and consolidated area as more particularly shown on the map thereof on file in the office of the City Clerk, and which indicates by a boundary line the extent of the territory included in the proposed district, and which shall govern for all details as to the extent of the assessment district. Reference to said map is hereby made for further particulars.

WHEREAS, said acquisitions and/or construction of improvements 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.

WHEREAS, the public interest and convenience will be served by the taking of said proceedings;

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND ORDERED, that all the owners of more than 60% in area of the property subject to assessment for said acquisition and/or construction of improvements have signed and filed with the City Clerk of this City a written petition for the acquisition and/or construction of improvements pursuant to appropriate special assessment and assessment bond acts, without further compliance with the provisions of Division 4 of the Streets and Highways Code.

IT IS FURTHER FOUND, DETERMINED AND ORDERED that said proceedings for the acquisition and/or construction of said improvements shall be had pursuant to the Municipal Improvement Act of 1913, and bonds shall be issued upon the unpaid assessments thereof pursuant to 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.

IT IS FURTHER FOUND, DETERMINED AND ORDERED that the provisions of Division 4 of the Streets and Highways Code of the State of California, be, and they are hereby, dispensed with.

DATED: November 2, 1983.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that Resolution No. 83-_____ was passed and adopted at a regular meeting of the City Council of the City of Lodi, held November 2, 1983, by the following vote:

AYES: Councilmen -

NOES: Councilmen -

ABSENT: Councilmen -

ABSTENTIONS: Councilmen -

ALICE M. REIMCHE, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF
LODI, CALIFORNIA

**A RESOLUTION DESCRIBING PROPOSED BOUNDARIES OF
ASSESSMENT AND DIRECTING RECORDATION OF NOTICE OF
ASSESSMENT**

**LODI UNITED DOWNTOWN ASSESSMENT DISTRICT
BEAUTIFICATION PROJECT**

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

WHEREAS, this Council proposes to undertake proceedings for the formation of an assessment district for the acquisition and/or construction of improvements in the City of Lodi;

NOW, THEREFORE, IT IS ORDERED AS FOLLOWS:

1. The proposed boundaries of said assessment district to be assessed in said proceedings, are hereby described as shown on a map of said assessment district on file in the office of the City Clerk, which indicates by a boundary line the extent of the territory included in the proposed assessment district and which shall govern for all details as to the extent of the district, reference to such map hereby being made for particulars. Said map contains the name of the City and a distinctive designation in words or by number of the district shown thereon.

2. On the original and at least one copy of said map the City Clerk shall endorse her certificate evidencing the date and adoption of this resolution. The Clerk shall file the original of such map in her office and within fifteen (15) days after adoption of the resolution fixing time and place of hearing on the formation or extent of said district, and in no event later than fifteen (15) days prior to such hearing, shall file a copy thereof with the County Recorder of San Joaquin County.

3. The County Recorder shall endorse on the copy of the map of the assessment district the time and date of filing, and shall fasten the same securely in a book of maps of assessment districts which he shall keep in his office and shall index such map by the name of the entity conducting the proceedings and by the distinctive designation of the district as shown on such map.

4. After confirmation of the assessment by this Council, the City Clerk shall file in the office of the County Recorder of San Joaquin County a copy of the assessment diagram.

5. The County Recorder shall endorse on the copy of the assessment diagram filed with him the time and date of filing and shall fasten the same securely in the Book of Maps of Assessment Districts in which he is obligated to keep boundary maps of assessment districts and shall index such assessment diagram by the name of the entity conducting the proceedings and by reference to page of the book of maps of assessment districts in which the boundary map of said assessment district was filed in said book.

6. After the recording of the assessment and diagram in the office of the Director of Public Works, the City Clerk shall execute and record a notice of assessment

in the office of the County Recorder of San Joaquin County in substantially the form provided in Section 3114 of the Streets and Highways Code. From the date of such recording, all persons shall be deemed to have notice of the contents of such assessment, and each of such assessments shall thereupon be a lien upon the property against which it is made, and unless sooner discharged such liens shall so continue for the period of four (4) years from the date of said recordation, or in the event bonds are issued to represent said assessments, then such liens shall continue until the expiration of four (4) years after the due date of the last installment upon said bonds or the last principal coupon attached thereto.

7. The appropriate officer or officers are hereby authorized to pay filing fees and recording fees required by law in connection with the filing of said map and assessment diagram and the recording of said notice.

DATED: November 2, 1983.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that Resolution No. 83-____ was passed and adopted at a regular meeting of the City Council of the City of Lodi, held November 2, 1983, by the following vote:

AYES: Councilmen -

NOES: Councilmen -

ABSENT: Councilmen -

ABSTENTIONS: Councilmen -

ALICE M. REIMCHE, City Clerk

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RESOLUTION NO. _____

BEFORE THE CITY COUNCIL OF THE CITY OF
LODI, CALIFORNIA

A RESOLUTION APPOINTING ENGINEER AND ATTORNEYS

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 the City of Lodi, California; and
WHEREAS, the public interest and general welfare will be served by appointing
and employing engineers and attorneys for the preparation and conduct of said
proceedings and work in connection with said improvements;

NOW, THEREFORE, IT IS ORDERED as follows:

1. That MORRIS & WINNELL, Lodi, California, be appointed Architects of the project, and directed to do and perform all planning and design work necessary in and for said proceedings, and that their compensation be fixed by agreement with the City, said compensation to be assessed as an incidental expense of said proceedings.
2. That BAUMBACH & PIAZZA, Lodi, California, be appointed Engineer of Work and directed to do and perform all engineering work necessary in and for said proceedings, and that their compensation be fixed by agreement with the City, said compensation to be assessed as an incidental expense of said proceedings.
3. That BLEWETT, GARRETSON & HACHMAN, A Professional Corporation, be and it is hereby appointed and employed to do and perform all legal services required in the conduct of the proceedings, including the preparation of all papers not required to be prepared by the Engineer (exclusive of printing and preparation of bonds, bond and auditor's register, printing, mailing and publication of notices), examining and approving the engineering documents, advising the Engineer in the preparation of his work, advising all City officials on all matters relating thereto when called upon, and furnishing its legal opinion on the validity of said proceedings and bonds, and that its compensation be, and it is hereby fixed at 3% of the total assessments levied, together with reasonable fees for any services rendered in acquiring easements or in eminent domain or other suits, said compensation to be assessed as an incidental expense of said proceedings.

* * * * *

DATED: November 2, 1983.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that Resolution No. 83-____ was passed and adopted at a regular meeting of the City Council of the City of Lodi, held November 2, 1983, by the following vote:

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NOES: Councilmen -

ABSENT: Councilmen -

ABSTENTIONS: Councilmen -

ALICE M. REIMCHE, City Clerk

Jack Bown

Stan Hust

Barbara McWilliams

Terry Knutson

Harry Schumacher

Fred Weybret

John Graffigna

Jim Pinkerton

Lodi Design Group

Staff Council liaison- Alice Reimche

Jim Haekeman

61.4%

55
11
44

City

350-400

100-150 THOUSAND

UDID Project

Possible City Responsibilities:

- Arch area improvements
 - Pine Street - Sacramento to Main
 - Sacramento Street (eastside) - Oak to Elm
- Signal modification
 - School and Pine
 - School and Lodi
- Sacramento Street curb, gutter and sidewalk
- Assessment District engineering fee (3%)
- Surveying and curb design
- Landscape maintenance of installed facilities

UDID Project

Possible City Responsibilities:

- Arch area improvements

Pine Street - Sacramento to Main
Sacramento Street (eastside) - Oak to Elm

\$ 50,60,000

- Signal modification

School and Pine
School and Lodi

\$ 30 - 40,000

- Sacramento Street curb, gutter and sidewalk

\$ 20 - 50,000

- Assessment District engineering fee (3%)

\$ 10 - 15,000

- Surveying and curb design

1 - 2,000

- Landscape maintenance of installed facilities?

\$ 111 - 167,000

LAM →

\$ 100 - 150,000

3

civil engineers

RECEIVED

323 West Elm Street
Lodi, California 95240

1983 OCT 27

Phone: (209) 368-6618

ALICE H. REIMCHE
CITY CLERK
CITY OF LODI



BAUMBACH & PIAZZA

October 27, 1983

K2

Mrs. Alice Reimche
City Clerk
City of Lodi
Lodi, California

Re: Certification of the Petitions for
the United Downtown Improvement District

Dear Mrs. Reimche:

This is to certify that I have computed the total square footage of the area to be encompassed in the proposed District. I have also computed the total areas represented by the signatures on the petitions for the District.

I find that the ownership of 61.4% of the subject properties have signed the petition. I do not certify the signature, only that the purported owner has signed.

Sincerely,

Terry Piazza
TERRY PIAZZA

TP:jc

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