
Ripon City Council Minutes

TUESDAY, MARCH 8, 2016

REGULAR MEETING

6:00 P.M.

PLEDGE OF ALLEGIANCE: The meeting was called to order at 6:00 p.m. with Council Member Leo Zuber leading in the Pledge of Allegiance to the Flag.

INVOCATION: Pastor Angelo Contreras gave the invocation.

ROLL CALL: Council Members Leo Zuber, Mark Winchell, Michael Restuccia, Vice Mayor Dean Uecker, Mayor Jacob Parks.

OTHERS PRESENT: City Administrator Kevin Werner, City Attorney Tom Terpstra, Planning Director Ken Zuidervaart, Recreation Director Kye Stevens, Director of Public Works Ted Johnston, Lt. Steve Merchant, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, Jean Loftis, Etta Romkema, Patty Sargent, Terry Powell, David Niskanen, John B. Anderson, Peggy Parks, Carol Tot, Bill Tot, Dave Hahn, Martie Taylor, Hazel Snowden, Deborah Brooks, Tamra Spade, Rev. Angelo Contreras, Pat G., Lex Cornell, Gaynl Trotter, Tom Murphy, Karen Vogel, Joe Franscella, Jaime Fountain, Robin Day, Mark Day, George Saljian, Jakob Murphy, Keifer Murphy, Bronwyn Escola.

PUBLIC DISCUSSION: Tamra Spade with the Chamber of Commerce wanted to publicly thank City Staff and the Police Department for their help during the Almond Blossom Festival. Spade said it was one of the largest crowds in recent years and was a successful event.

APPROVAL OF MINUTES: **MOTION:** MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 9, 2016 AND THE SPECIAL MEETING MINUTES OF FEBRUARY 17, 2016.

APPROVAL OF AGENDA AS POSTED (OR AMENDED): **MOTION:** MOVED/SECONDED (RESTUCCIA,ZUBER) AND CARRIED BY A 5-0 VOTE TO APPROVE THE AGENDA AS POSTED.

CONSENT CALENDAR

NOTES:

1. Income

A. STATE OF CALIFORNIA

Retail Sales Tax (2015 \$180,700) \$185,600.00

Highway Users Tax (2015 \$34,962.99) \$24,745.38

TOTAL \$210,345.38

B. CHARTER COMMUNICATIONS

Franchise Fee Payment (October – December 2015) \$20,934.94

C. WASTE MANAGEMENT

Franchise Fee Payment – January 2016 \$1,612.10

D. CCATT HOLDINGS

Acacia Avenue Cell Tower Lease – March 2016 \$999.53

E. T-MOBILE

Cell Tower Lease Payment – February 2016 \$898.03

2. Bills, Invoices, Payments

A. GOODWIN CONSULTING GROUP, INC.

North Pointe Specific Plan \$973.75
Public Facilities Financing Plan

B. BANK OF STOCKTON

Semi-Annual Retirement Account \$33,080.81
Administration fees for non-PERS employees

C. SAN JOAQUIN REGIONAL TRANSIT DISTRICT

Blossom Express Driver \$1,958.09
January Invoice #AR109338

CONSENT CALENDAR:

NOTES:

2. Bills, Invoices, Payments, continued:

D. NATIONAL METER & AUTOMATION, INC.

Material Purchases for the Water Meter Installation Project

Progress Payment-

Invoice #S1068021.002	\$1,030.32
Invoice #S1068022.003	\$3,375.54
Invoice #S1064425.001	\$3,000.00
Invoice #S1068022.001	\$1,241.73
Invoice #S1069189.001	-\$162.54
Invoice #S1068022.005	<u>\$1,049.76</u>

TOTAL **\$9,534.81**

E. G.M. CONSTRUCTION & DEVELOPERS, INC.

Water Meter Installation Project

\$393,272.45

Progress Payment – Invoice #3694.6

F. STANTEC

Groundwater Monitoring – Progress Payments

4 th Quarter 2015 – Invoice #1014054	\$2,518.00
Permit Assistance – Invoice #1014055	<u>\$2,143.00</u>

TOTAL **\$4,661.00**

G. TERPSTRA HENDERSON

General Matters	\$9,467.75
Police Matters	\$830.55
J-M Manufacturing	\$245.00
North Pointe Specific Plan	\$2,268.75
Ripon Gardens II	<u>\$275.00</u>

TOTAL **\$13,087.05**

3. Resolutions

A. RESOLUTION NO. 16-18

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
AUTHORIZING DESTRUCTION
OF CERTAIN FINANCIAL
RECORDS, DOCUMENTS,
INSTRUMENTS, BOOKS, AND
PAPERS.

This resolution authorizes the destruction of
certain accounting records from 2007-2008.

CONSENT CALENDAR:

NOTES:

3. Resolutions, continued:

B. RESOLUTION NO. 16-19

A RESOLUTION OF THE CITY OF
RIPON APPROVING THE FISCAL
YEAR 2014-2015 SURPLUS
EXPENDITURES

This resolution approves fiscal year 2014-2015 surplus expenditures.

4. Miscellaneous Items

A. PRICE PAIGE & COMPANY

Engagement Letters
City of Ripon Annual Audits

Authorize the Mayor and City Administrator to sign the engagement letters with Price Paige & Company to perform the annual audits of the City of Ripon Financial Statements and the Money Purchase Thrift Pension Plan for the year ending June 30, 2016.
(Cost: \$47,080.00)

2nd Reading and Adoption

B. ORDINANCE NO. 837

AN ORDINANCE OF THE CITY OF
RIPON APPROVING THE
DEVELOPMENT AGREEMENT
ENTERED INTO BETWEEN THE
CITY OF RIPON AND KDH GROUP
LLC. (KIPER HOMES), A
CALIFORNIA CORPORATION
FOR THE DEVELOPMENT OF
CERTAIN REAL PROPERTY IN
THE CITY OF RIPON.

This ordinance approves the Development Agreement entered into between the City of Ripon and KDH Group LLC (Kiper Homes).

2nd Reading and Adoption

C. ORDINANCE NO. 838

AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF RIPON
AMENDING CHAPTER 10.10.060
RIPON MUNICIPAL CODE
RELATING TO SPEED LIMITS

This ordinance amends Chapter 10.10.060 of the Ripon Municipal Code, titled "Speed Limits".

CONSENT CALENDAR:

NOTES:

4. Miscellaneous Items

D. J.B. ANDERSON LAND USE PLANNING

Environmental Services – Well #19 Authorize the Mayor to approve the proposal for California Environmental Quality Act (CEQA) review for the Well #19 project and direct staff to prepare the appropriate contract for such work.
(Cost not to exceed: \$5,600.00)

E. DISADVANTAGED BUSINESS ENTERPRISE FY 2016-2017

Padilla and Associates Approve the General Services Agreement with Padilla and Associates and authorize the Mayor to sign the agreement and direct staff to prepare the Local Agency Annual DBE Submittal Form Exhibit 9-B and Contract Specific Goals, as needed.
(Cost not to exceed: \$3,375.00)

End of Consent Calendar

MOTION: MOVED/SECONDED (RESTUCCIA, WINCHELL) AND CARRIED BY A 5-0 VOTE TO APPROVE THE CONSENT CALENDAR.

5. PUBLIC HEARINGS

NOTES:

Council will take action on the following items at the conclusion of each Public Hearing.

A. RIPON GARDENS II APARTMENT PROJECT

This is a public hearing to develop a multi-family residential project and commercial project on 10.51 acres located on the west side of North Ripon Road, just south of River Road.

Council Action:

- Adopt the Resolution approving the General Plan Amendment (GP15-04);
- Waive the first reading and introduce ordinance to approve the Rezone (Z15-04); and
- Adopt the Resolution approving the Tentative Parcel Map (PM15-02) and Major Site Review (SR15-08); and
- Waive the first reading and introduce ordinance to approve the Ripon Gardens II Development Agreement (DA15-03); and
- Adopt the Mitigated Negative Declaration (PEA 15-20) and mitigation monitoring and reporting program for the project, all based on the findings and subject to the conditions of the staff report and Development Agreement.

Planning Director Zuidervaart said there are five items being recommended for approval tonight. JKB Living is requesting a General Plan Amendment, Rezone, Minor Subdivision Map, a Major Site Plan and Development Agreement to consider a residential and commercial development on 10.51 acres located at the southwest corner of North Ripon Road and River Road. The project site is currently designated for Community Commercial land uses under the Ripon General Plan 2040, and the current Subject Property is zoned C2 Community Commercial. The Applicant is proposing to develop a 112 unit multi-family development on 6.13 acres and the remaining 4.06 acres will be re-designated and rezoned Neighborhood Commercial for future commercial opportunities.

Zuidervaart shared a PowerPoint presentation addressing questions raised at the February Planning Commission meeting on this project, such as: water usage, privacy, traffic, and safety. Zuidervaart said staff worked with the builder, landscape architect, and reviewed various reports in order to find solutions to each issue, which is included in the staff report.

John Anderson, JB Anderson Land Use Planning, representing JKB Living said this project has been in the works for over two years and is in its sixth rendering. Staff has worked with JKB Living on coming up with a project that works best for the community and found that luxury apartment living fit the site best for those who want to live in Ripon who are not ready or cannot purchase a home right now, rather than keeping it all commercial.

Anderson said Zuidervaart did a great job in his staff report addressing neighboring resident concerns and noted that the landscape architect was in the audience if there were any further questions in regards to privacy. Anderson thanked the staff and Council for their time and consideration of this project.

Landscape Architect Mike Fatheringham said the design team looked at the screen issue to block sight and sound from the adjacent neighborhood. Fatheringham shared some images of how a sound wall, mature trees, and screened balconies could be used to create privacy.

Winchell asked if removing the balconies from that side of the property was an option.

Anderson said the elimination of the balconies on the back side of the complex for privacy and sound concerns was an option.

PUBLIC HEARING OPENED

Resident and Maintenance Manager at the Chesapeake Landing Community Dan Vogel said 150 home owners signed a petition against this project at the Planning Commission meeting. Vogel said adding 112 high density apartments to an existing 50 apartments, plus commercial warrants him to ask questions. Vogel asked if the project was safe, why are there 3 cameras going up? How does an 8 foot wall and trees block sound? And by adding 4,000 cars a day do you not see a negative impact? Vogel said Council has the final say on what the community has to live and deal with. Vogel asked Council to hold off on their vote to work with the residents and the builder on more of a compromise.

Resident Lex Cornell said this is his 4th time speaking against this project. Cornell said it's the wrong time, wrong location, and wrong project for this site. Cornell said traffic is his biggest concern and requested Council re-read the Anderson traffic report. The Anderson report stated the roundabout would not work and if a six lane road was created between Fulton and River Road, it would only cause more congestion. Cornell said placing a light at Fulton is a band-aid for a much larger problem, especially when you add 168 apartments and commercial business. He demanded answers.

Resident Karen Vogel thanked the staff and Council for taking an active interest in the resident's concerns, but said traffic is still going to be a major issue. Vogel said the Anderson report addresses Ripon Gardens II, but does not account for the current 58 units, which adds to traffic. Vogel questioned why the staff report said the traffic flow would be 132-182 cars in the peak a.m. and p.m. hours, but the Anderson report states 266-349 in the peak a.m. and p.m. hours, plus it does not include Ripon Gardens I. The road is looking at an extra 4,000 trips per day and Vogel feels the traffic issue needs to be addressed before any building starts. Vogel understands a gate will be placed at Chesapeake entrance and landscape barriers have been addressed for privacy, but what about the commercial impacts of a gas station. Vogel said she understands the City has a master plan, but the residents are the ones who have to live with the vote.

Resident Matt Kroutil said his main concern is the traffic and safe access to the school and park since he has young children. Kroutil would like to see safety and traffic on River Road be a priority. Kroutil also stated crime is a concern when new builds occur and hopes the safety of the community will not be compromised. Kroutil said he was pleased to hear about the application process and that the average income per renter is \$90,000.

Resident John Garzoli said the Planning Commission found the findings and site suitable for this type of development, but the concern is with adding more commercial sites to the existing empty commercial space we have in town now. Garzoli also shared his concern for the increase of traffic on River Road. Adding commercial sites with housing in the designated area is not beneficial to the community because of its location from town. Garzoli asked Council to look at extending a 55 and older community or employee housing that would have less of impact on the community.

John Anderson said he appreciates all parties involved for coming together to address the privacy issues. Issues relative to the roads and traffic are being addressed by city staff later tonight and in regards to the commercial prospects, there is only discussion of a possible restaurant, not a gas station at this time.

PUBLIC HEARING CLOSED

Council Member Winchell said the project looks nice and is of high quality, but has concerns with the 2 and 3 bedroom occupants with children. Winchell asked if there was adequate play areas and equipment for children.

John Anderson said there are multiple areas around the complex for children and adults to exercise and play, plus there is a pool and recreation area.

Winchell asked if there would be enough parking spaces for each tenant and guests. Winchell said in visiting other apartment complexes there are issues with parking and garages. Many apartment complexes see tenants using garages for storage.

John Anderson said there is adequate parking for tenants and guests, plus 64 garage units. Overspill and garage units are dealt with by the property manager.

Duke Leffler with Liberty Property Management who handles Ripon Gardens I said parking is addressed in the lease and it is stated garages are used for parking of vehicles only, not storage. Leffler said as the property manager they take the lease very seriously and always make sure the tenants are in compliance.

Council Member Zuber asked how the building phase would work, which area would be built out first.

John Anderson said it has not been defined to which area will be built out first, but the agreement states the builder can build half the units, then commercial area must be built before the remaining units go up. Anderson said no matter what phase goes first the wall and landscape barriers will be addressed first on the west side of the property.

Zuber said he agrees that the balconies should be eliminated. The traffic issue is being handled, but the noise and privacy issue with balconies is something that can't be fixed.

Council Member Restuccia agreed that the project is of high quality and affordable housing is needed in town. Restuccia said the privacy issues are being handled, but his main concern is traffic and safety. Restuccia would like to see road improvements done before the area gets developed.

Mayor Parks asked how many tenants the commercial property would hold and what current prospects there were, if any.

Anderson said there is room for 4 to 6 tenants. Currently there is one prospect.

Zuber said the traffic study stated an increase of traffic trips per day would be 3,900. Zuber asked what per day meant.

Zuidervaart said an average day, 24 hours in a day.

Zuber clarified then you take 3,900 and divide by 24 to get 160 trips per day in the peak hours.

Parks said the project meets the City's high standards of living and will allow for persons who want to live in Ripon a stepping stone to rent in order to hopefully buy in the future. Parks agrees with Council that there needs to be safe access to and from the Sports Park and school across River Road.

MOTION: MOVED/SECONDED (ZUBER,UECKER) AND CARRIED BY A 3-2 (RESTUCCIA,WINCHELL NOES) VOTE TO APPROVE STAFF'S RECOMMENDATION FOR THE RIPON GARDENS II PROJECT DEVELOPMENT AGREEMENT WITH THE AMENDMENT THAT THERE BE NO BALCONIES ON THE WEST BACK SIDE OF THE 2 STORY BUILDINGS IN THE DEVELOPMENT WITH THE ADOPTION OF RESOLUTIONS NO. 16-20 AND NO. 16-21, AND WAIVE THE FIRST READING AND INTRODUCE ORDINANCE NO. 839.

B. NORTH POINTE SPECIFIC PLAN PUBLIC FACILITIES FINANCING PLAN

North Pointe Planning District

This is a public hearing on the adoption of the North Pointe Specific Plan Sub-Regional Impact Fee/Specific Plan Fee along with approving the necessary Nexus Findings and Specific Plan Fee Findings.

Council Action:

Adopt a resolution authorizing the North Pointe Specific Plan Sub-Regional Fee.

Planning Director Zuidervaart said the North Pointe Specific Plan (NPSP) was adopted at a Special Meeting in June 2015. Chapter 6 of the NPSP entitled "Finance and Implementation" provides that the Specific Plan infrastructure and amenities will be funded through the sub-regional fee program known as the North Pointe Sub-Regional Impact Fee. Within the Chapter there were 49 infrastructure/amenity improvements identified. Of those 49 improvements identified, 22 make up the NPSP Financing Plan Fee, all other improvements are covered by the City of Ripon Public Facilities Financing Plan.

Zuidervaart shared a list of amenities/infrastructure improvements that made up the North Pointe Specific Plan Sub-Regional Fee.

Zuidervaart said Goodwin Consulting Group was contracted to compose the financing plan for the project. Zuidervaart shared land uses/zoning categories associated with the NPSP fees. A park fee was established from the PFFP fees to reduce the associated NPSP fees.

Zuidervaart said the consultant cost for creating the NPSP amounted to \$334,644.00 and came out of the City's General Plan. Another \$159,691.00 was allocated to the project through in-kind staff time and services in the creation of the plan. The NPSP Sub-Regional fee proposes to collect \$331,000.00 for

Specific Plan preparation costs, which will cover the consultants cost. Properties in the plan do benefit from the plan in the form of environmental cost, over the span of development which could take 25 years to develop.

Council Member Restuccia asked if the schools and fire department get a piece.

Zuidervaart said they collect their own fees.

Council Member Zuber asked about overlapping fees. Zuber said to build a house on one side of town vs. the other there is a fee difference. Zuber asked how to fix this within the fees.

Zuidervaart said the zoning could be amended or a new fee could be determined in a Development Agreement. This is handled on a project by project basis.

City Attorney Terpstra said fee amendments can be done at the staff level.

PUBLIC HEARING OPENED

Resident Mark Day said the City of Ripon is growing too fast and the Council needs to sit back and reevaluate the master plan. There is a huge concern with roads, water, and River Road becoming a major corridor in the valley.

PUBLIC HEARING CLOSED

Council Member Zuber said these plans help prepare for development and fees for roads, sewer, and other infrastructures that need to be considered as the city begins new development and grows. This allows for controlled growth.

MOTION: MOVED/SECONDED (ZUBER, WINCHELL) AND CARRIED BY A 5-0 VOTE ADOPT RESOLUTION NO. 16-22 AUTHORIZING THE NORTH POINTE SPECIFIC PLAN SUB-REGIONAL FEE.

6. DISCUSSION ITEMS

NOTES:

A. RIVER ROAD INTERSECTION & SIDEWALK IMPROVEMENT PROJECT

Discussion/Action

Authorize staff to proceed with the River Road Intersection and Sidewalk Improvement Project, approve the general services agreement with Basecamp Environmental, Inc. (Cost not to exceed \$4,500.00) and approve the resolution consenting to the functional classification change of River Road.

Engineering Supervisor Pease said an overview of the River Road Intersection and Sidewalk Improvements Project was presented to Council at the February 17, 2016 meeting. Staff was directed to explore the potential of using Regional Surface Transportation Program (RSTP) funds rather than the

city transportation funds to supplement the ATP/CMAQ grant money available for this project. San Joaquin Council of Governments staff confirmed that the City may use RSTP funds for the construction phase of this project.

Pease said the City currently has \$677,000 available in RSTP funds to use for the construction phase and management, plus the City may elect to use a portion of the \$1,050,000 currently programmed for the Stockton Avenue Rehabilitation Project on the River Road project. Due to current reductions in the State Transportation Improvement Program (STIP), the Stockton Avenue project has been deprogrammed from the STIP and is unknown when or if the project will be placed again.

Pease said due to the timing of grants, it is not possible to use the RSTP money to fund the design, right of way, and environmental phases of the project. So \$82,000 of project expenses for these phases will be funded from the City's Capital Transportation Account.

Pease said the Environmental phase of this project is underway and due to federal funding it falls under National Environmental Policy Act (NEPA). This process involves multiple studies for various impacts and staff has requested a proposal from Basecamp Environmental to provide a portion of these services. Basecamp Environmental provided a proposal for services and the agreement has a not-to-exceed the amount of \$4,500, to be paid through the transportation fund.

Council Member Zuber asked when the signal and road would be done if the project gets approved tonight.

Pease said construction would begin mid 2017.

Mayor Parks asked if the signal was going to be a blinking or fully functioning stop light.

Pease said it will be a fully functioning stop light.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO APPROVE THE RIVER ROAD INTERSECTION & SIDEWALK IMPROVEMENT PROJECT, APPROVE THE GENERAL SERVICES AGREEMENT WITH BASECAMP ENVIRONMENTAL, INC., AND APPROVE RESOLUTION NO.16-23 CONSENTING TO FUNCTIONAL CLASSIFICATION CHANGE OF RIVER ROAD.

B. SENATE BILL 5 COMPLIANCE

200 Year Flood Protection Plan
Discussion/Action

Approve the proposals by Peterson, Brustad, Inc. and JB Anderson Land Use Planning to implement the requirements of Senate Bill 5 (200 Year Flood Protection) and direct staff to process the appropriate documents to execute contracts.
(Cost: \$35,943.00)

Planning Director Zuidervaart said California Legislature passed Senate Bill 5 (200 Year Flood Protection) in 2007 and later amended it in 2012 by SB 1278. The overall purpose is to strengthen the link between flood management and land use decisions at the local level. The bill requires cities and counties to incorporate flood risk considerations in to floodplain management and planning based on a

200 year flood plain protection as opposed to a traditional 100 year required by FEMA. A 200 year flood is a flood event that has a 2% probability of occurring in any given year.

Zuidervaart said SB 5 limits the ability of urban communities to approve development projects (residential, commercial and industrial) after July 2016, unless a 200 year flood protection has been provided or the community is making progress toward achieving 200 year flood protection. This new higher standard for flood protection requires the City to update the General Plan.

Staff has been researching the best approach for the City to take in order to comply with SB 5 and the two options are (1) develop a “decision tree” to help guide the City of Ripon with planning efforts that aim to comply with SB 5 or (2) mapping the 200 year flood plain to be compliant with the bill.

Zuidervaart said staff is suggesting option 2 provided by Peterson, Brustad, Inc. (PBI) and JB Anderson with a fiscal impact of \$35,943 which will be paid by the General Fund.

MOTION: MOVED/SECONDED (UECKER,WINCHELL) AND CARRIED BY A 5-0 VOTE TO APPROVE THE PROPOSALS BY PETERSON, BRUSTAD, INC. AND JB ANDERSON LAND USE PLANNING TO IMPLEMENT THE REQUIREMENTS OF SENATE BILL 5 (200 YEAR FLOOD PROTECTION) AND PROCESS DOCUMENTS TO EXECUTE THE CONTRACTS.

C. WATER METER INSTALLATION PROJECT

Change Order No. 1 and Material Purchase

Discussion/Action

Approve Change Order No. 1 with GM Construction to install 2,757 wireless transmitters (\$108,908.00) and approve the purchase of the wireless transmitters from National Meter and Automation, Inc. (\$400,730.00)

Engineering Supervisor Pease said to date all water meters have been installed. Pease said as part of the overall Water Meter Installation Program, customers who previously had a water meter installed were to be equipped with a wireless transmitter to eliminate manual reading and provide accurate up to date water usage data. It was determined that the City would purchase the wireless transmitters for those 2,757 single family residences, which includes 372 multi-family, commercial, industrial, church and school facilities and install them.

Pease said due to the current Public Works Department work load the task of installing and activating the wireless transmitters for the remaining customers cannot be done in house and a Change Order for G.M. Construction, Inc. to perform this work has been submitted along with approval for the purchase of materials not to exceed \$509,638, which will be paid through the water enterprise capital fund.

Council Member Restuccia asked if this fee was charged within the current surcharge.

Pease said no. The surcharge was for water meter installation only.

Council Member Zuber asked how long the installation will take.

Pease said the transmitters will be installed within 3 months of the materials arriving.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO APPROVE CHANGE ORDER NO. 1 FOR THE WATER METER INSTALLATION PROJECT WITH G.M CONSTRUCTION AND APPROVE THE PURCHASE OF MATERIALS NECESSARY TO PROVIDE WIRELESS TRANSMITTERS ON ALL REMAINING METERED CUSTOMERS.

D. PAL GRANT PROGRAM UPDATE

Discussion/No Action

Staff to provide an update on Police Activities League Grants and how the money is being distributed within the community.

Recreation Director Stevens said last year the Council approved to disperse the remaining funds in the Police Activities League (PAL) account and divide the money between the Recreation Department for youth scholarships and the other half would go towards a grant program for Ripon non-profits. Stevens said remaining funds were donated to the local High Schools Sober Grad festivities. Stevens shared a spreadsheet of the funds distributed and said the remainder of the scholarship funds will be depleted by summer.

Council Member Zuber asked Stevens to contact the groups who received the grants and ask for a report on how their money was used to report at a future meeting.

Mayor Parks said it would be nice to receive feedback with testimonials and pictures for the new website.

REPORTS

Department Heads: Public Works Director Johnston reported that water reduction in January was 9% and February had a 26% reduction, not counting the extra day due to Leap Year which made it a 29% reduction. Staff has started patrolling for water wasters not following the spring/summer measures and as of March 1st 40 warnings have been given. Staff has been advertising for the Water Conservation Coordinator position and hopes to start interviews soon. Johnston said a water measures and fines postcard will be going out to all residents and a newsletter shortly after that to educate residents on water use and how to read their water meter data.

Planning Director Zuidervaart said the Planning Commission will consider the Housing Element at its March 14, 2016 meeting and then a Public Hearing will take place at the City Council April 12, 2016 meeting.

Zuidervaart said a project in the North Pointe area will also be introduced at the April Planning Commission meeting.

City Attorney Terpstra reported that the Supreme Court denied review of the California Building Industry Association in regards to affordable housing, upholding inclusionary housing in the State of California.

City Council: Council Member Winchell said the Almond Blossom Festival was a great event and thanked the Chamber of Commerce, staff, and the Police Department for their hard work.

Mayor Parks praised the Ripon Police Department for how they handled a personal incident involving his family last week. Parks said he could not be prouder of his City and its Police Department for what they did and continue to do.

PUBLIC DISCUSSION ON CLOSED SESSION MATTERS: No one from the public wished to speak at this time.

CLOSED SESSION:

The meeting was called to order at 8:30 p.m.

ROLL CALL: Council Members Mark Winchell, Michael Restuccia, Leo Zuber, Vice Mayor Dean Uecker, and Mayor Jacob Parks.

OTHERS PRESENT: City Attorney Tom Terpstra, City Clerk Lisa Roos, and City Administrator Kevin Werner.

IN THE MATTER OF:

- Personnel Negotiations pursuant to Section 54957.6 of the California Government Code.
 - Police Officers' Association
 - Ripon Sergeants' Association
 - Operating Engineers Local Union No. 3
 - Non- Represented Employees

City Attorney Terpstra said Council was given background information and no reportable action was taken.

There being no further business, the meeting adjourned at 8:46 p.m.

(Signed) Jacob Parks
Mayor

ATTEST:

(Signed) Tricia Raymond
Deputy City Clerk