

---

# Ripon City Council Meeting Notice & Agenda

---

**CITY HALL, 259 NORTH WILMA, RIPON, CALIFORNIA**

**TUESDAY, APRIL 12, 2016 - 6:00 P.M.**

## **REGULAR MEETING**

You are now participating in the process of representative government. We welcome your interest and hope you will attend Ripon City Council meetings often. Democracy cannot endure without an informed electorate.

Ripon, as you probably know, has a council-administrator form of local government. Policies are set by the Council, who are elected by the people. These policies are carried out by the City Administrator, who is appointed by the Council. The Council decides what is to be done. The City Administrator, with the assistance of the City Staff, follows through.

### **REGULAR COUNCIL MEETINGS**

The governing body meets at 6:00 P.M., on the second Tuesdays of the month, in the Council Chambers located in City Hall, 259 North Wilma, Ripon, California. A City Council meeting is the process of making and amending laws, developing policy and making decisions for governing your City by citizens who have been elected by you. With the exception of matters of personnel and pending litigation, or negotiations, the City Council takes action only in meetings open to the public.

The City Council follows a regular order of business during its meeting. The Council agenda is prepared in advance by the City Administrator and his staff. If you wish to place an item on the agenda for action, the information must be delivered to the City Administrator or staff eight (8) working days prior to the Council meeting. This date will be revised in case of holidays or special events. The information must be in writing (no phone calls), your name and address must be printed, and action desired must be clearly stated. Copies of the agenda are available at Ripon City Hall and online beginning on the Thursday prior to the meeting, or at the time of the scheduled meeting.

With the publication of this agenda, it is with the intent that each item on the agenda will be considered for a vote. Each Council Member present will cast a vote either for or against the motion under consideration, and the vote will be recorded in the minutes of the meeting. For example, the motion may be to approve, adopt, introduce, deny, fail, withdraw, table, or continue an item.

### **PUBLIC DISCUSSION**

If you desire to speak before the Council on an item not on the agenda, please address "Mr. Mayor" and upon being recognized, come forward to the podium, and state your name and address before proceeding into your subject matter. State law prohibits the City Council from taking action on any item not on the agenda. While the City Council cannot always answer citizens concerns raised during the public discussion time, the City staff will be instructed, where appropriate, to either provide a response in the days following each Council meeting, or to place the issue on a subsequent meeting agenda for the City Council or one of its appointed commissions. No person shall speak for more than five minutes, and the total time allotted for discussion shall not exceed thirty minutes. Persons attending the meeting shall observe rules of propriety, decorum, and good conduct, and refrain from impertinent or slanderous remarks.

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 599-2108. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

### **CONSENT CALENDAR**

Routine items are scheduled under the heading of Consent Calendar, which allows action to occur with a single motion. Any item can be pulled off the consent calendar for further discussion if Council so desires. The public may also, at this time, request that an item be pulled from the consent calendar for explanation and/or discussion.

### **PERSONNEL/EXECUTIVE SESSION**

Matters of personnel and pending litigation, or negotiations are handled after the public meeting has been closed, in the Personnel/Executive Session, pursuant to Sections 54956.8 and 54957 of the Government Code. This session is closed to the public.

## INFORMATION

### Where can I find the agenda before a meeting?

Copies of the agenda are available at the front counter of the Administration Department at City Hall, 259 N. Wilma Avenue by 4:30 p.m. on Thursday before a regularly scheduled City Council meeting. The agenda can be viewed in the window box in front of City Hall, or online at [www.cityofripon.org](http://www.cityofripon.org). Supplemental documents relating to specific agenda items are available for viewing at the Office of the City Clerk or online.

### Can I get the agenda/minutes mailed to my home/business?

You can subscribe to agendas and minutes in January of each year. The annual subscription for both is \$60.00 per year. Subscription costs are not pro-rated should you wish to begin a subscription mid-year. If you would like to subscribe to the agenda/minutes, contact the City Clerk's office at 259 N. Wilma Avenue. Agendas are mailed on the Thursday before a meeting, and you will receive it on Monday or Tuesday (depending on postal service).

### Can I receive the agenda by e-mail?

You may subscribe to the agenda at any time by e-mail – just go to the web site to register – [www.cityofripon.org](http://www.cityofripon.org). Your subscription will begin immediately and you will receive it on the Thursday before the Regular Council meeting. Agendas sent by e-mail are free. Minutes are not e-mailed, but can be viewed on the City's web site.

### How complete are the minutes?

The City of Ripon prepares **Synopsis Minutes**. These Minutes represent a summary of the actual comments made. Video CD or audio recordings are available for 90 days following a meeting or online for 2 weeks following a meeting at [www.cityofripon.org](http://www.cityofripon.org). Contact the City Clerk's office to view/listen to these recordings at City Hall.

## OTHER MEETINGS

<u>Agency</u>	<u>Day</u>	<u>Time</u>	<u>Place</u>
<b>Historical Museum Commission</b>	Third Monday	7:30 p.m.	Clarence Smit Memorial Museum
<b>Planning Commission</b>	The Monday following City Council	6:00 p.m.	Council Chambers
<b>Recreation Commission</b>	Second Wednesday	6:00 p.m.	City Hall Conference Room
<b>Community &amp; Youth Commission</b>	Third Monday	7:00 p.m.	Police Department

---

# Ripon City Council Agenda

---

TUESDAY, APRIL 12, 2016

**CLOSED SESSION:**  
**5:30 P.M.**

**Public Comment** – This time is provided for the public to address the City Council on closed session matters. If anyone wishes to speak, upon being recognized, please come forward to the podium and state your name and address before proceeding into your comments.

- Real Property Negotiations (Section 549.8)  
Property: 875 W. River Road (APN: 245-34-013)  
Property: 1500 Ruess Road (APN: 257-30-020)

**REGULAR MEETING**  
**6:00 P.M.**

**PLEDGE OF ALLEGIANCE:**

**INVOCATION:**

**ROLL CALL:** Council Members Leo Zuber, Mark Winchell, Michael Restuccia, Vice Mayor Dean Uecker, Mayor Jake 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, Police Chief Ed Ormonde, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, (Others present will be recorded by secretary only.)

**PUBLIC DISCUSSION:** This time is provided to the public to address the City Council on items not on the agenda. If you desire to speak, please address "Mr. Mayor" and upon being recognized, come forward to the podium, and state your name and address before proceeding into your subject matter.

**APPROVAL OF MINUTES:** Approval of the minutes of the Regular Ripon City Council Meeting of March 8, 2016.

**APPROVAL OF AGENDA AS POSTED (OR AMENDED):** If anyone would like to provide public comment regarding an item on the Consent Calendar, please come forward to the podium at this time. The City Council may request to (1) pull an item from the Consent Calendar (2) withdraw an item; (3) add an Emergency items by a 4/5 vote. If the agenda is amended, vote to approve the amended agenda. If no changes are made, vote to approve the agenda as posted.

**CONSENT CALENDAR****NOTES:****1. Income****A. STATE OF CALIFORNIA**

Retail Sales Tax (2015 \$173,515.67)      \$203,377.26

Highway User Tax (2015 \$31,162.58)      \$27,413.02TOTAL      **\$230,790.28****B. WASTE MANAGEMENT**Franchise Fee Payment – February 2016      **\$2,392.05****C. CCATT HOLDINGS**Acacia Avenue Cell Tower Lease – April 2016      **\$999.53****D. T-MOBILE**Cell Tower Lease Payment – March 2016      **\$898.03****2. Bills, Invoices, Payments****A. SAN JOAQUIN REGIONAL TRANSIT DISTRICT**Blossom Express Driver      **\$1,742.36**  
February Invoice #AR109448**B. NATIONAL METER & AUTOMATION, INC.**

Material Purchases for the Water Meter Installation Project

Progress Payment-

Invoice #S1069127.003      \$797.04

Invoice #S1068959.003      \$3,905.28TOTAL      **\$4,702.32****C. TERPSTRA HENDERSON**

General Matters      \$11,931.25

North Pointe Specific Plan      \$275.00

Police Matters      \$1,292.20

Ripon Gardens II      \$1,100.00TOTAL      **\$14,598.45**

**CONSENT CALENDAR**

**NOTES:**

**2. Bills, Invoices, Payments, continued:**

D. CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

Liability Program	\$36,661.00	
Workers' Compensation Program	<u>\$98,912.00</u>	
TOTAL		<b>\$135,573.00</b>

E. WGR SOUTHWEST, INC.

City Stormwater Permit Assistance Progress Payment – Invoice #17595		<b>\$792.00</b>
--	--	-----------------

F. WOOD RODGERS, INC.

Well 5 & 12 Assessment & Design Progress Payment – Invoice #98439	\$655.00	
Well 19 Assessment & Design Progress Payment – Invoice #98438	<u>\$5,435.00</u>	
TOTAL		<b>\$6,090.00</b>

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

Water Meter Installation Project Progress Payment – Invoice #3694.7		<b>\$15,444.15</b>
--	--	--------------------

**3. Miscellaneous Items**

*2<sup>nd</sup> Reading and Adoption*

A. ORDINANCE NO. 839

AN ORDINANCE OF THE CITY OF  
RIPON REZONING CERTAIN  
REAL PROPERTY IN THE CITY  
OF RIPON.

This ordinance amends the zoning map to rezone property located at the southwest corner of North Ripon Road and River Road from Community Commercial (C2) to Neighborhood Commercial (C1) and Multiple Family Residential Urban (R4U).

**CONSENT CALENDAR**

**NOTES:**

**3. Miscellaneous Items, continued:**

*2<sup>nd</sup> Reading and Adoption*

**B. ORDINANCE NO. 840**

AN ORDINANCE OF THE CITY OF  
RIPON APPROVING THE  
DEVELOPMENT AGREEMENT  
ENTERED INTO BETWEEN THE  
CITY OF RIPON AND JKB LIVING  
INC., 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 JKB Living Inc (Ripon Gardens II).

**C. PROCLAMATION**

Women's Center

Present proclamation to the Women's Center – Youth & Family Services recognizing April as Sexual Assault Awareness Month.

**PRESENTATION OF PROCLAMATION**

#### 4. **PUBLIC HEARINGS**

#### **Notes:**

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

##### A. 2015-2032 HOUSING ELEMENT

Housing Element 5<sup>th</sup> Cycle

This is a public hearing to receive comments related to the 5<sup>th</sup> Cycle Housing Element, which is the primary policy document that guides the development, rehabilitation, and preservation of housing for all economic segments.

**Council Action:**

Adopt a resolution making Amendments to the General Plan updating the Housing Element.

##### B. DEVELOPMENT AGREEMENT

River Road Residential Subdivision  
1200 W. River Road  
(APN:245-340-16)

This is a public hearing to receive comments related to an application to enter into a Development Agreement to develop 26.41 acres of property located at the south-west corner of the River Road and Fulton Avenue intersection as a residential subdivision and consider a tentative subdivision map to create 133 single-family residential lots located in the R3 (Limited Multiple Family Residential) district.

**Council Action:**

- Approve the River Road Development Agreement (DA15-04) and waive the first reading and introduction of the ordinance approving the Development Agreement.
- Approve the River Road Tentative Subdivision Map (S15-03), based on the findings and subject to the conditions in the staff report.

**5. ORDINANCES**

**Notes:**

*First Reading and Introduction*

A. ORDINANCE NO. \_\_

AN ORDINANCE OF THE CITY  
COUNCIL OF THE CITY OF RIPON  
ADDING CHAPTER 8.28 TO THE  
RIPON MUNICIPAL CODE,  
TITLED “MASSAGES/MESSAGE  
BUSINESSES”

This ordinance adds Chapter 8.28 to the Ripon Municipal Code, titled “Massages/Massage Businesses”.

**6. RESOLUTIONS**

**Notes:**

A. RESOLUTION NO. 16-\_\_

RESOLUTION OF THE CITY  
COUNCIL OF THE CITY OF RIPON  
REVISING EXISTING BENEFIT  
ASSESSMENT DISTRICTS

City Council to consider various policy changes to existing Benefit Assessment Districts, including:

1. Reduce the index component;
2. Eliminate the index component to provide an incentive for economic development;
3. Provide City Council flexibility to reduce or eliminate an assessment on a case-by-case basis.

**7. DISCUSSION ITEMS**

**NOTES:**

**A. JACK TONE GOLF CAPITAL FUND**

Request for allocation  
*Discussion/Action*

Approve expenditures from the golf course capital account for golf course improvements (not to exceed \$30,670.00), and the reimbursement guidelines listed in the staff report.

**B. PROPERTY ACQUISITION**

South San Joaquin Irrigation District  
*Discussion/Action*

Approve the "Agreement of Purchase and Sale" for the .75 acre parcel from South San Joaquin Irrigation District for the sidewalk improvement project at the intersection of River Road and Fulton and authorize the Mayor to sign.  
(Cost: \$30,750.00)

**C. CAPITAL IMPROVEMENT PROGRAM FOR FY 2016-2017**

Presentation  
*Discussion/Action*

Staff to present the fiscal year 2016-2017 Capital Improvement Program.

**D. POLICY ON ADVERTISING AND MAILING ITEMS**

*Discussion/Action*

Consider a policy prohibiting inserts from outside organizations in monthly utility bills or annual license renewal notices.

**REPORTS**

**Department Heads:**

**City Council:**

Adjournment:

Time:

*I hereby certify the attached City Council agenda was posted 72 hours before the noted meeting:*

\_\_\_\_\_  
Tricia Raymond, Deputy City Clerk

April 7, 2016  
Date