Ripon City Council Minutes

TUESDAY, MAY 10, 2016

REGULAR MEETING
6:00 P.M.

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

INVOCATION: Pastor Mark VanDyke gave the 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, Hope Chavez, Taylor Thompson, Sharon Krediet, Chris Lake, Morgan Sheaffer, Jose Garcia, Max Perez, Michael S., Tyler Green, Andrew Gaul, Kimberly DeJong, Alexia Unas, Steve Donner, Hunter G., Mark VanDyke, Andrew Cordova, Rod Lowe, Sierra Atilos, James Kelly, Robert Lopez, David O., Dave S.

PUBLIC DISCUSSION: Jerry Sonke a board member with Priceless Treasures Thrift Stores wanted Council to consider a few things in regards to their donation bins that are in town. Since the ordinance was passed in January Sonke said they have filled out all the necessary paperwork to comply, but wanted to ask Council if they would (1) waive the $50.00 permit fee for their bin at the recycling center since the schools are not charged for their efforts in recycling, (2) waive the placement of boxes inside a covered area from the street or residents. Sonke said there is a church in town where the box is slightly visible by a few neighbors, whom have no issue with it and would like Council to consider waiving the rule for this donation bin to not be concealed behind a wall, and (3) in section 16.184.050 of the ordinance it states the Police Department and Fire Department need emergency access to all bins. Sonke said he reached out to the Police and Fire Departments and they stated they do need access to all bins, but in case of an emergency they would just cut the lock. Sonke said all the bins they have in town have a pad lock that could be cut in case of an emergency.

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 ON APRIL 12, 2016.

APPROVAL OF AGENDA AS POSTED (OR AMENDED):

Council Member Zuber requested items 3A, 3C, 3E-3L and 4D be pulled for discussion from the Consent Calendar.

Council Member Restuccia requested item 3M be pulled for discussion from the Consent Calendar.

City Clerk Roos amended item 2I to read $875.00, not $9,721.00 which is the total amount of contract.

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

CONSENT CALENDAR **NOTES:**

1. Income

A. STATE OF CALIFORNIA

Retail Sales Tax (2015 $180,000.00)	$153,200.00	
Highway User Tax (2015 $31,882.45)	$26,566.99	
TOTAL		**$179,766.99**

B. BERTOLOTTI DISPOSAL, INC. **$1,380.19**

Franchise fee payment – 1st Quarter 2016

C. WASTE MANAGEMENT

Franchise fee payment – 1st Quarter 2016 **$1,870.89**

2. Bills, Invoices, Payments

A. WOOD RODGERS

Well Site Suitability & Design Progress Payment – Invoice #98931	$2,712.50	
Well 5 & 12 Assessments & Design Progress Payment – Invoice #98932	$4,535.00	
TOTAL		**$7,247.50**

B. WGR SOUTHWEST, INC.

City Stormwater Permit Assistance **$2,391.92**
Progress Payment – Invoice #17673

C. NATIONAL METER & AUTOMATION, INC.

Material Purchase - Water Meter Installation Project

Progress Payment –		
Invoice #S1068948.001	$259,352.82	
Invoice #S1070483.001	$96,850.08	
Invoice #S1071242.001	$774.63	
TOTAL		**$356,977.53**

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

Equipment Installation - Water Meter Installation Project
Progress Payment – Invoice #3694.8 **$13,612.55**

CONSENT CALENDAR **NOTES:**

2. Bills, Invoices, Payments, continued:

E. BASECAMP ENVIRONMENTAL

River Road/Fulton Avenue – Intersection Improvement Project Progress Payment – Invoice #977		**$1,367.50**

F. ASPEN SURVEY COMPANY, INC.

River Road/Fulton Avenue – Intersection Improvement Project Progress Payment – Invoice #16-011-1		**$465.00**

G. TERPSTRA HENDERSON

General Matters	$7,099.75	
Police Matters	$1,044.10	
TOTAL		**$8,143.85**

H. SAN JOAQUIN REGIONAL TRANSIT DISTRICT

Blossom Express Driver March Invoice #AR109515		**$1,996.65**

I. J.B. ANDERSON LAND USE PLANNING *This item was amended*

SB5 Compliance Progress Payment –Invoice# 040116W19	$9,721.00	
Well 19 Progress Payment - Invoice #040116W19	$1,884.00	
Invoice #050116W19	$2,716.00	
TOTAL		**$14,321.00**

J. DE NOVO PLANNING GROUP

City of Ripon Housing Element Progress Payment- Invoice #1672	$4,375.00	
Invoice #1718	$6,305.00	
TOTAL		**$10,680.00**

CONSENT CALENDAR: **NOTES:**

3. Resolutions *Item 3A was pulled for discussion*

A. RESOLUTION NO. 16-27

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

This resolution (1) retroactively reduces the 15 year 5 percent assessment to 3 percent for all currently undeveloped parcels, (2) eliminates all or a portion of the index component of the assessment for property owners that pre-pay their assessment(s) in the next 24 months, and (3) provides the City Council with the flexibility to waive all or a portion of the assessment if a project provides a community benefit.

B. RESOLUTION NO. 16-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ACCEPTING THE CITY OF RIPON TRANSPORTATION DEVELOPMENT ACT FUND, THE MEASURE K FUND, AND THE TRANSIT ENTERPRISE FUND AUDIT REPORT JUNE 30, 2015 and 2014

This resolution accepts the City of Ripon Transportation Development Act Fund, the Measure K Fund, and the Transit Enterprise Fund Audit Report for June 30, 2015 and 2014, prepared by Brown Armstrong, CPA.

C. RESOLUTION NO. 16-28 *Item 3C was pulled for discussion*

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON SETTING THE REYNOLDS AVENUE RESIDENTIAL PARKING PERMIT PROGRAM AREA

This resolution approves Reynolds Avenue as a Residential Parking Permit required area.

D. RESOLUTION NO. 16-26

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016-2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR THE CITY OF RIPON LIGHTING DISTRICT, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA**;** DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **RIPON LIGHTING DISTRICT** for the levying of annual assessments for fiscal year 2016-2017 and sets the time and place of the public hearing for July 12, 2016 in the City of Ripon City Council Chambers. (Assessment: $42.00 Single Family Equivalent)

CONSENT CALENDAR **NOTES:**

3. Resolutions, continued:

E. RESOLUTION NO. 16-29

Item 3E was pulled for discussion

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 96-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **BOESCH-KINGERY ESTATES;** DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **BOESCH-KINGERY** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $58.84)

F. RESOLUTION NO. 16-30

Item 3F was pulled for discussion

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL REPORT PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR THE FISCAL YEAR 2016-2017 FOR ASSESSMENT DISTRICT NO. 02-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **CAROLINA'S LANDSCAPE MAINTENANCE DISTRICT;** DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **CAROLINA'S LANDSCAPE MAINTENANCE** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $216.87)

CONSENT CALENDAR: **NOTES:**

3. Resolutions, continued:

G. RESOLUTION NO. 16-31

Item 3G was pulled for discussion

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 07-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **CORNERSTONE 1 LANDSCAPE MAINTENANCE DISTRICT**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report including a temporary reduction of the assessment for fiscal year 2016-17 from $177.33 to $72.62 for the **CORNERSTONE 1 LANDSCAPE MAINTENANCE** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $72.62)

H. RESOLUTION NO. 16-32

Item 3H was pulled for discussion

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 89-2, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **COUNTRY WOODS UNIT NO. 2 AND ZUMSTEIN ESTATES SUBDIVISIONS**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **COUNTRY WOODS UNIT NO. 2 AND ZUMSTEIN ESTATES SUBDIVISIONS** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $75.82)

CONSENT CALENDAR: **NOTES:**

3. Resolutions, continued:

I. RESOLUTION NO. 16-33

Item 3I was pulled for discussion

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 89-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **DUTCH MEADOWS**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **DUTCH MEADOWS** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $29.10)

J. RESOLUTION NO. 16-34

Item 3J was pulled for discussion

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 92-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **FARMLAND ESTATES**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **FARMLAND ESTATES** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $50.00)

CONSENT CALENDAR: **NOTES:**

3. Resolutions, continued:

K. RESOLUTION NO. 16-35

Item 3K was pulled for discussion

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 98-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **JACOB'S LANDING**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **JACOB'S LANDING** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $116.34)

L. RESOLUTION NO. 16-36

Item 3L was pulled for discussion

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 94-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **MAIN STREET LANDSCAPING DISTRICT**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **MAIN STREET LANDSCAPING** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $136.96 + linear footage)

CONSENT CALENDAR, continued: **NOTES:**

3. Resolutions, continued:

M. RESOLUTION NO. 16-37 *Item 3M was pulled for discussion*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ADOPTING THE FEE SCHEDULE FOR CERTAIN TRAFFIC AND SAFETY VIOLATIONS	This resolution adopts an updated bail schedule for the City of Ripon Parking Fees.

4. Miscellaneous Items

A. QUARTERLY INVESTMENT POLICY REVIEW

January 1, 2016 – March 31, 2016	Accept the City's quarterly investment report for the period ending March 31, 2016.

Second Reading and Adoption

B. ORDINANCE NO. 841

AN ORDINANCE OF THE CITY OF RIPON APPROVING THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF RIPON AND ROD LOWE, AS SUCCESSOR TRUSTEE OF THE R & K LOWE 1997 REVOCABLE TRUST 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 Rod Lowe for development of 26.4 acres of real property located at the south-west corner of the corner of the River Road and Fulton Avenue intersection as a residential subdivision.

C. CHAMBER FOUNDATION

Soaring over Ripon Fee Waiver	Waive the $3,500.00 fee for use of Mistlin Sports Park on September 3 & 4, 2016 for the Soaring over Ripon Festival, previously known as "Color the Skies".

D. CNG EXPANSION AND BUS SHELTER PROJECT

T & S West	Award the bid for the CNG Expansion and Bus Shelter contract to T & S West in the amount of $514,000.00 and authorize staff to proceed. Project is funded by Proposition 1B grants.

End of Consent Calendar

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

Discussion on Item 3A
Zuber said the resolution states the property owner has 24 months to make payments and avoid interest. Zuber asked when the 24 months starts.

Werner said 30 days from when the letters go out.

Restuccia asked if it could be a specific date, for example July 1, 2018.

Werner said yes.

Zuber asked where the money is going. Zuber said he prefers the money go in a separate account and then it comes before Council to discuss how it is spent.

Werner said it will go in a separate account where it can be tracked and as the money builds up Staff will bring ideas to Council as to how money can be used for Economic Development.

Uecker asked if the fees were set.

Werner said yes, but they will be adjusted from 5% per year to 3%.

Discussion on Item 3C
Zuber said as the proposals reads people can still park on Manley Rd., Meyenberg Ave., and Laurelwood Ln. down to Reynolds Ave. Zuber asked if both sides of Reynolds Ave. will be parking permit only.
Zuber asked what is being done with the frontage road.

Chief Ormonde said signage has been extended along Parallel Ave. to Reynolds Ave.

Zuber said he noticed some tractor work on the vacant lot and asked what is being done with that area to prevent parking.

Ormonde said the property owner said they were going to put up a fence, but they have not. Staff along with Public Works went ahead and created a burm to prevent people from parking there. If parking continues there the property owner will be contacted again.

Discussion on Items 3E to 3L
Zuber said items 3E – 3L cover 8 Assessment Districts and 4 districts have a balance and 4 districts are in the negative. Zuber asked if we go back and evaluate the charges.

Werner said yes. This year Cornerstone had a large balance, which Staff went back and adjusted to only charge for expenses that are anticipated next year.

Zuber asked if that district will get a reduction.

Werner said yes.

Zuber asked where the money comes from for the districts with negative balances.

Werner said the money comes out of the General Fund. Werner said staff evaluates the districts and some of these districts are old and have not been indexed and normally have a negative annual balance.

Discussion on Item 3M
Restuccia said he just wanted to point out that the Handicap fine should be higher. Restuccia said he tried to raise this last time on Council and knows it will not happen, but said he sees people that are abusing it constantly and should be a thousand dollar fine to discourage people instead of $410.00.

Discussion on Item 4D
Zuber asked if any City money was going towards this project or is it all grant money. Zuber said he also noticed this project is under budget and asked if the extra money would be lost or can it be used on other projects.

Werner said this project is grant funded. Werner said the extra money is there to be used for change orders or other contingencies that occur throughout the project.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO APPROVE CONSENT CALENDAR ITEMS 3A, 3C, 3E TO 3L, 3M, AND 4D.

5. ORDINANCES **Notes:**

First Reading and Introduction

A. ORDINANCE NO. 843

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON REPEALING EXISTING CHAPTER 16.194 OF THE RIPON MUNICIPAL CODE AND ADDING NEW CHAPTER 16.194 OF THE RIPON MUNICIPAL CODE	This ordinance repeals the existing Chapter 16.194 of the Ripon Municipal Code and adds a new Chapter 16.194, titled "Affordable Housing".

Planning Director Zuidervaart said Staff went through a whole set of policies with Council to create Affordable Housing. This ordinance is those policies accepted by the Council in a codified form to move forward in an Ordinance. Zuidervaart said there are several options for a developer to provide affordable housing when they build in Ripon.

MOTION: MOVED/SECONDED (UECKER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO WAIVE THE FIRST READING AND INTRODUCE ORDINANCE NO. 843.

Second Reading and Adoption

B. ORDINANCE NO. 842

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON ADDING CHAPTER 8.28 TO THE RIPON MUNICIPAL CODE, TITLED "MASSAGES/MASSAGE BUSINESSES"	This ordinance adds Chapter 8.28 to the Ripon Municipal Code, titled "Massages/Massage Businesses".

Planning Director Zuidervaart said Ordinance No. 842 is before Council for the 2nd reading and adoption. Zuidervaart requested the floor be opened for discussion.

Kathy Rich with Kathy's Therapeutic Massage said she has been a masseuse in town for over 16 years and is for the ordinance. Kathy said her instructor recently passed away in December and all records are gone so she has no way of proving her schooling and hours of certification due to her transcripts being gone. Kathy said she hopes to be grandfathered in and would appreciate Council's consideration. Kathy has enjoyed working in Ripon and is very involved with the community.

Kimberly DeJong asked how the owners and workers at certain locations would be notified of the new ordinance due to English not being their first language.

Chief Ormonde said bilingual services are available and the City can contract out to relay these new laws.

Jennifer Komatsu with Natural Path Wellness said she is for the ordinance, but would like clarification a couple of items in the ordinance.
Komatsu said a massage business permit has to be obtained by anyone who is not certified through the State of California. So Komatsu as an owner asked if she needed one.

Zuidervaart said not if she is certified by the California Massage Therapy Council (CAMTC).

Komatsu said there is a section in regards to reporting all occurrences deemed illegal to the Chief of Police once the business owner is made aware.
Komatsu said this area is vague and she doesn't understand why she would report on things that have nothing to do with an employee's profession or her business.

Chief Ormonde said the department only needs to be notified of arrests. The department only wants information collected by the CMATC so they can further investigate and see if that person is a risk to the business.

Vice Mayor Uecker asked if there was a window period to meet certification requirements once this ordinance is passed. He said he does not like the idea of putting people out of a job, like Mrs. Rich.

Zuidervaart said the certification requirement goes into effect January 1, 2017. The other laws within the ordinance go into effect 30 days after adoption.

Uecker asked for the City Attorney's thoughts on grandfathering in a person.

City Attorney Tom Terpstra said in a situation like Mrs. Rich you can consider grandfathering in by a case by case basis. In order to keep the ordinance moving Staff can add an amendment or resolution to the ordinance at a later date allowing the Chief to look at individual cases and decide if that person should be grandfathered in.

Council Member Zuber said he does not like putting the decision solely on Chief Ormonde. Zuber said he would like to see something with structure created for Chief to follow and then he can evaluate the individual on a case by case basis.

Terpstra said you can add an amendment or resolution to the ordinance with these stipulations and add an exception for a period of time. This would be for existing therapists and not newly licensed ones who have or can go through the correct licensing process.

Council Member Restuccia said he does not want to delay this ordinance any further.

Terpstra said the ordinance can be adopted tonight and the resolution or amendment can come back at another date in regards to grandfathering someone in.

Kimberly DeJong urged Council to move forward with adopting the ordinance tonight. DeJong has concerns with some of the message parlors in town and would like to have the ordinance in place to enforce new laws immediately.

Melani Monk local massage therapist has the same issue as Mrs. Rich in that she has been working in this community for over 20 years and was certified and complies with the standards, but has no certificate. Monk offered some options that might help that surrounding city's have tried.

Restuccia asked if locked doors during business hours and inspections during business hours had been revised in the ordinance. The issue with inspections during business hours only is the illegal activities are happening after hours and how do you prevent that.

Zuber understands the need for the doors being locked during business hours if no one is there to man the front, but also knows there are ways to secure a building without an actual lock and key, this section needs to be clarified in order to protect business owners and clients.

Chief Ormonde said there has to be probable cause in order for the department to inspect businesses after hours.

Mayor Parks is glad that concerned have been voiced. Parks said people without certificates will be affected since paper fades and in the case of Mrs. Rich your school or teacher is no longer available.

MOTION: MOVED/SECONDED (RESTUCCIA,WINCHELL) AND CARRIED BY A 5-0 VOTE TO ADOPT ORDINANCE NO. 842 WITH A RESOLUTION OR AMENDMENT TO THE ORDINANCE COMING BACK WITH GOOD CAUSE LANGUAGE FOR EXCEPTIONS THAT PROVIDE PARAMETERS AND CLARIFICATION ON LEGAL PERMISSIONS FOR LOCKING DOORS.

AYES:	Restuccia, Winchell, Parks, Uecker, Zuber
NOES:	None
ABSENT:	None
ABSTAIN:	None

6. DISCUSSION ITEMS **Notes:**

A. UNMANNED AIRCRAFT SYSTEMS ORDINANCE

Discussion/No Action

Requesting City Council discussion on the possible implementation of an Unmanned Aircraft Systems ordinance that would limit the usage and restrict certain locations within the City of Ripon where unmanned aircraft systems can be operated.

Chief Ormonde said the department is requesting implementation of an ordinance to limit and restrict the usage of Unmanned Aircraft Systems due to the rising complaints it is receiving from citizens within the community. The department has had a significant increase in the number of complaints of Unmanned Aircraft Systems being flown in residential areas, hovering over private property, and following persons in public areas.
Ormonde said currently there are no local regulations regarding operating Unmanned Aircraft Systems, which makes addressing of our citizens concerns impossible.

Chris Lake – Resident and member of the Modesto RC Club and active member of the Academy of Model Aeronautics (AMA) wanted to speak about the rising concerns he has in regards to drones and community safety. Lake said there are no regulations for drones and he has been working with the Federal Aviation Administration (FAA) and the AMA to create rules, since the FAA said jurisdictions can regulate their own territories however they see fit.
Lake said there needs to be regulations and rules for flying drones within communities to protect citizens to hold people accountable for their actions.

Council directed Chief Ormonde to draft an ordinance to bring back to Council at a future date.

B. 2016-2017 BUDGET

Discussion/No Action Staff to present the proposed 2016-2017 Budget.

City Administrator Werner gave a PowerPoint Presentation on the Fiscal Year 2016-2017 Budget with highlights. Werner said the Public Hearing is scheduled for June 14, 2016 and adoption of the budget is planned for July 12, 2016. Werner shared the Fiscal Year 2015-2016 General Fund financial report which shows a $600,000 general fund surplus. Similar to last year, if the numbers hold true Staff will bring the actual surplus amount before City Council with some options to consider to potentially utilize the money. He also shared list of possible capital projects that could be considered by Council.

REPORTS

Department Heads: Public Works Director Johnston said the city is in the middle of its Spring Clean-up program.
Johnston said a new Water Conservation Coordinator has been hired.
Johnston said compared to 2013, the City reduced water usage by 35%, this is above the state mandated 33% and the average is 29%. The Governor is modifying regulations in the next few months.

City Council: Council Member Restuccia said he wanted to thank Supervisor Winn for his assistance and insight at the OneVoice trip in Washington D.C. Winn was able to help answer in depth questions in regards to water on behalf of the city.
Restuccia recommended that one city staff member attend the OneVoice trip next year.

Council Member Zuber said the Love Ripon event was impressive. Zuber expressed his gratitude to the group for a job well done on the projects around town.

Vice Mayor Uecker agreed with Restuccia that a city staff member should attend the OneVoice trip with a Council Member next year to assist in answering the in depth questions on local projects.
Uecker thanked Cal Crush for their 4th of July fundraising efforts.

Mayor Parks said having a city staff member attend the OneVoice trip next year might be a good idea. Staff is more involved in the in depth conversations and can help Council members in meetings.

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 8:20 p.m.

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

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

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 there was general discussion on budgetary assumption. Staff was given direction. No reportable action was taken.

- Real Property Negotiations (Section 549.8)
  - Property: 875 W. River Road (APN: 245-34-013)
  -

  City Attorney Terpstra said staff was given direction. No reportable action was taken.

- Conference with Legal Counsel – Existing Litigation
  - Ramos v. City of Ripon

  City Attorney Terpstra said Council authorized a settlement per recommendation of RMA representative.

There being no further business, the meeting adjourned at 9:17 p.m.

(Signed) Jacob Parks
Mayor

ATTEST:

(Signed) Tricia Raymond
Deputy City Clerk

CITY COUNCIL

PUBLIC ATTENDANCE RECORD

Date May 10, 2016

Signing is Voluntary

PLEASE PRINT

Name	Address
Hope Chavez	
Taylor Thompson	
SHARON KREDIET	
CHRIS LAKE	626 SULTANA CT. RIPON CA 95366
Morgan Shaffer	
Josh Garcia	
Max Perez	
Michael Stoney	
Tyler Green	
Andrew Gaul	
Kimberly Jory	215 Primula Ct Ripon
ALEXIA UNAS	630 Nancy Dr Ripon CA
Steve Bonner	814 Reynolds Ave
Hunter Condarra	
Mark VanDyke	240 Sun Valley Ct
Andrew Cardena	
Rio Lowe	Modesto
Sierra Altigo	
James Kelly	485 S Manley
Dave Sanchez	768 Reynolds Ave
Roberto Lopez	638 S. Locust Ave.
David Ornelas	

California Government Code §54953.3. If an attendance list, register, questionnaire, or other similar document is posted at or near the entrance to the room where the meeting is to be held, or is circulated to the persons present during the meeting, it shall state clearly that the signing, registering, or completion of the document is voluntary, and that all persons may attend the meeting regardless of whether a person signs, registers, or completes the document.

Ripon City Council Meeting Notice & Agenda

CITY HALL, 259 NORTH WILMA, RIPON, CALIFORNIA

TUESDAY, MAY 10, 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 . 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 . 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 . Contact the City Clerk's office to view/listen to these recordings at City Hall.

OTHER MEETINGS

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

FUTURE PUBLIC HEARINGS

	Title	Date of Hearing
1.	Landscape District Assessments	June 14, 2016 at 6:00 p.m. in Council Chambers
2.	Lighting District Assessment	July 12, 2016 at 6:00 p.m. in Council Chambers

Public Hearings are published in the Ripon Bulletin, posted in the window in front of City Hall, and are listed in the City Council agendas. All interested parties will be given an opportunity to appear and be heard by the City Council of the City of Ripon at the time and place pertaining to above described matters.

Ripon City Council Agenda

TUESDAY, MAY 10, 2016

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 April 12, 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

p.31 A. STATE OF CALIFORNIA

Retail Sales Tax (2015 $180,000.00)	$153,200.00	
Highway User Tax (2015 $31,882.45)	$26,566.99	
TOTAL		**$179,766.99**

B. BERTOLOTTI DISPOSAL, INC. **$1,380.19**

p.33 Franchise fee payment – 1st Quarter 2016

p.34 C. WASTE MANAGEMENT

Franchise fee payment – 1st Quarter 2016 **$1,870.89**

2. Bills, Invoices, Payments

A. WOOD RODGERS

p.37

Well Site Suitability & Design Progress Payment – Invoice #98931	$2,712.50	
Well 5 & 12 Assessments & Design Progress Payment – Invoice #98932	$4,535.00	
TOTAL		**$7,247.50**

B. WGR SOUTHWEST, INC.

p.39

City Stormwater Permit Assistance **$2,391.92**
Progress Payment – Invoice #17673

C. NATIONAL METER & AUTOMATION, INC.

p.40 Material Purchase - Water Meter Installation Project

Progress Payment –		
Invoice #S1068948.001	$259,352.82	
Invoice #S1070483.001	$96,850.08	
Invoice #S1071242.001	$774.63	
TOTAL		**$356,977.53**

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

p.44

Equipment Installation - Water Meter Installation Project
Progress Payment – Invoice #3694.8 **$13,612.55**

CONSENT CALENDAR **NOTES:**

2. Bills, Invoices, Payments, continued:

p.45 E. BASECAMP ENVIRONMENTAL

River Road/Fulton Avenue – Intersection Improvement Project
Progress Payment – Invoice #977 **$1,367.50**

F. ASPEN SURVEY COMPANY, INC.

p.46 River Road/Fulton Avenue – Intersection Improvement Project
Progress Payment – Invoice #16-011-1 **$465.00**

G. TERPSTRA HENDERSON

p.47

General Matters	$7,099.75	
Police Matters	$1,044.10	
TOTAL		**$8,143.85**

H. SAN JOAQUIN REGIONAL TRANSIT DISTRICT

p.52

Blossom Express Driver
March Invoice #AR109515 **$1,996.65**

I. J.B. ANDERSON LAND USE PLANNING

p.53

SB5 Compliance		
Progress Payment –Invoice# 040116W19	$9,721.00	
Well 19		
Progress Payment -		
Invoice #040116W19	$1,884.00	
Invoice #050116W19	$2,716.00	
TOTAL		**$14,321.00**

J. DE NOVO PLANNING GROUP

p.57

City of Ripon Housing Element		
Progress Payment-		
Invoice #1672	$4,375.00	
Invoice #1718	$6,305.00	
TOTAL		**$10,680.00**

CONSENT CALENDAR: **NOTES:**

3. Resolutions

p.60 A. RESOLUTION NO. 16-__

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

This resolution (1) retroactively reduces the 15 year 5 percent assessment to 3 percent for all currently undeveloped parcels, (2) eliminates all or a portion of the index component of the assessment for property owners that pre-pay their assessment(s) in the next 24 months, and (3) provides the City Council with the flexibility to waive all or a portion of the assessment if a project provides a community benefit.

B. RESOLUTION NO. 16-__

p.62

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ACCEPTING THE CITY OF RIPON TRANSPORTATION DEVELOPMENT ACT FUND, THE MEASURE K FUND, AND THE TRANSIT ENTERPRISE FUND AUDIT REPORT JUNE 30, 2015 and 2014

This resolution accepts the City of Ripon Transportation Development Act Fund, the Measure K Fund, and the Transit Enterprise Fund Audit Report for June 30, 2015 and 2014, prepared by Brown Armstrong, CPA.

C. RESOLUTION NO. 16-__

p.90

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON SETTING THE REYNOLDS AVENUE RESIDENTIAL PARKING PERMIT PROGRAM AREA

This resolution approves Reynolds Avenue as a Residential Parking Permit required area.

D. RESOLUTION NO. 16-__

p.92

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016-2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR THE CITY OF RIPON LIGHTING DISTRICT, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **RIPON LIGHTING DISTRICT** for the levying of annual assessments for fiscal year 2016-2017 and sets the time and place of the public hearing for July 12, 2016 in the City of Ripon City Council Chambers. (Assessment: $42.00 Single Family Equivalent)

CONSENT CALENDAR **NOTES:**

3. Resolutions, continued:

p.100 E. RESOLUTION NO. 16-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 96-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **BOESCH-KINGERY ESTATES;** DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **BOESCH-KINGERY** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $58.84)

F. RESOLUTION NO. 16-__

p.114

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL REPORT PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR THE FISCAL YEAR 2016-2017 FOR ASSESSMENT DISTRICT NO. 02-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **CAROLINA'S LANDSCAPE MAINTENANCE DISTRICT;** DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **CAROLINA'S LANDSCAPE MAINTENANCE** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $216.87)

CONSENT CALENDAR: **NOTES:**

3. Resolutions, continued:

p.127 G. RESOLUTION NO. 16-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 07-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **CORNERSTONE 1 LANDSCAPE MAINTENANCE DISTRICT**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report including a temporary reduction of the assessment for fiscal year 2016-17 from $177.33 to $71.33 for the **CORNERSTONE 1 LANDSCAPE MAINTENANCE** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $71.33)

H. RESOLUTION NO. 16-__

p.141

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 89-2, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **COUNTRY WOODS UNIT NO. 2 AND ZUMSTEIN ESTATES SUBDIVISIONS**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **COUNTRY WOODS UNIT NO. 2 AND ZUMSTEIN ESTATES SUBDIVISIONS** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $75.82)

CONSENT CALENDAR: **NOTES:**

3. Resolutions, continued:

p.157 I. RESOLUTION NO. 16-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 89-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **DUTCH MEADOWS**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **DUTCH MEADOWS** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $29.10)

J. RESOLUTION NO. 16-__

p.173 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 92-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **FARMLAND ESTATES**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **FARMLAND ESTATES** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $50.00)

CONSENT CALENDAR: **NOTES:**

3. Resolutions, continued:

p.186 K. RESOLUTION NO. 16-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 98-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **JACOB'S LANDING**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **JACOB'S LANDING** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $116.34)

L. RESOLUTION NO. 16-__

p.199

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT FOR THE FISCAL YEAR 2016 - 2017 PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 94-1, CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA, COMMONLY KNOWN AS **MAIN STREET LANDSCAPING DISTRICT**; DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

This resolution approves the City Engineer's preliminary annual report for the **MAIN STREET LANDSCAPING** Assessment District and sets the time and place of the public hearing for June 14, 2016 in the City of Ripon City Council Chambers.
(Assessment: $136.96 + linear footage)

CONSENT CALENDAR, continued: **NOTES:**

3. Resolutions, continued:

p.212 M. RESOLUTION NO. 16-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ADOPTING THE FEE SCHEDULE FOR CERTAIN TRAFFIC AND SAFETY VIOLATIONS	This resolution adopts an updated bail schedule for the City of Ripon Parking Fees.

4. Miscellaneous Items

p.221 A. QUARTERLY INVESTMENT POLICY REVIEW

January 1, 2016 – March 31, 2016	Accept the City's quarterly investment report for the period ending March 31, 2016.

Second Reading and Adoption

B. ORDINANCE NO. 841

p.224

AN ORDINANCE OF THE CITY OF RIPON APPROVING THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF RIPON AND ROD LOWE, AS SUCCESSOR TRUSTEE OF THE R & K LOWE 1997 REVOCABLE TRUST 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 Rod Lowe for development of 26.4 acres of real property located at the south-west corner of the corner of the River Road and Fulton Avenue intersection as a residential subdivision.

C. CHAMBER FOUNDATION

p.226

Soaring over Ripon Fee Waiver	Waive the $3,500.00 fee for use of Mistlin Sports Park on September 3 & 4, 2016 for the Soaring over Ripon Festival, previously known as "Color the Skies".

D. CNG EXPANSION AND BUS SHELTER PROJECT

p.227

T & S West	Award the bid for the CNG Expansion and Bus Shelter contract to T & S West in the amount of $514,000.00 and authorize staff to proceed. Project is funded by Proposition 1B grants.

End of Consent Calendar

5. ORDINANCES

Notes:

First Reading and Introduction

p.229 A. ORDINANCE NO. __

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON REPEALING EXISTING CHAPTER 16.194 OF THE RIPON MUNICIPAL CODE AND ADDING NEW CHAPTER 16.194 OF THE RIPON MUNICIPAL CODE

This ordinance repeals the existing Chapter 16.194 of the Ripon Municipal Code and adds a new Chapter 16.194, titled "Affordable Housing".

Second Reading and Adoption

p.241 B. ORDINANCE NO. 842

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON ADDING CHAPTER 8.28 TO THE RIPON MUNICIPAL CODE, TITLED "MASSAGES/MASSAGE BUSINESSES"

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

6. DISCUSSION ITEMS

Notes:

p.257 A. UNMANNED AIRCRAFT SYSTEMS ORDINANCE

Discussion/No Action

Requesting City Council discussion on the possible implementation of an Unmanned Aircraft Systems ordinance that would limit the usage and restrict certain locations within the City of Ripon where unmanned aircraft systems can be operated.

B. 2016-2017 BUDGET

p.258 *Discussion/No Action*

Staff to present the proposed 2016-2017 Budget.

REPORTS

Department Heads:

City Council:

p.259 **SUCCESSOR AGENCY:**

CLOSED SESSION:

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.

- 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

- Real Property Negotiations (Section 549.8)
  - Property: 875 W. River Road (APN: 245-34-013)

- Conference with Legal Counsel – Existing Litigation
  - Ramos v. City of Ripon

Adjournment:

Time:

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

Tricia Raymond, Deputy City Clerk — May 5, 2016 Date

Ripon City Council Minutes

TUESDAY, APRIL 12, 2016

The meeting was called to order at 5:30 p.m.

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

CLOSED SESSION:

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

OTHERS PRESENT: Deputy City Attorney Stacy Henderson, City Clerk Lisa Roos, City Administrator Kevin Werner, Engineering Supervisor James Pease, Recreation Director Kye Stevens.

IN THE MATTER OF:

- 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

PLEDGE OF ALLEGIANCE: The meeting was called to order at 6:00 p.m. with Vice Mayor Dean Uecker leading in the Pledge of Allegiance to the Flag.

INVOCATION: Pastor Bret Lamsma gave the 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, Information Systems Technician Dan Brannon, Engineering Supervisor James Pease, K. Case, Danielle Pappas, Michelle Pappas, Justin Femino, Arashdeep Singh, Matthew Fisher, Patti VanGroningen, Jacob Curtiss, Kimberly DeJong, Pamela L., David Niskenen, Steve H., Kole Gonzales, Steven Crescini, KJ Martinez, Chris S., Sebastian G., Debra Van Essen, Eduardo Toledo, Jaime Fountain, Rod Lowe, Nicholas Loogman, Angelo Calderon, Liz Forks, Daron Heether, Cody H., Halliegh O., Gaynl Trotter, Tori Barke, David O., Jose Garcia.

Deputy City Attorney Henderson reported out from Closed Session – no reportable action was taken. Direction was given to staff.

PUBLIC DISCUSSION: Danielle Pappas with Clear Solar asked Council if they knew about the proposed changes coming to MID and wanted to share their company information with the public and Council.

Jacob Curtiss said he wanted to shed some light on a growing program at Mistlin Baseball Fields. He said that TPR Baseball is mismanaging the facility and creating a bad reputation for the City. He said the Mistlin fields' website is working poorly and TPR does not manage the system well.
Curtiss put in a public records request to review the TPR contract and stated many specific infractions of the contract and noted them for the Council. Curtiss said he looked at the budget and the City is losing a lot of money over the year, and TPR is making a lot of money.
Curtiss asked that the City start the 30 day notice for infractions to be fixed.

Mayor Parks directed Recreation Director Stevens to contact Jacob Curtiss and address his concerns.

APPROVAL OF MINUTES: **MOTION:** MOVED/SECONDED (RESTUCCIA,ZUBER) AND CARRIED BY A 5-0 VOTE TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING ON MARCH 8, 2016.

APPROVAL OF AGENDA AS POSTED (OR AMENDED):

Council Member Zuber requested Item 3B be pulled for discussion from the Consent Calendar.

MOTION: MOVED/SECONDED (WINCHELL,UECKER) AND CARRIED BY A 5-0 VOTE TO APPROVE THE AGENDA AS AMENDED.

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)	$27,413.02	
TOTAL		**$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 February Invoice #AR109448	**$1,742.36**

B. NATIONAL METER & AUTOMATION, INC.

Material Purchases for the Water Meter Installation Project

Progress Payment-		
Invoice #S1069127.003	$797.04	
Invoice #S1068959.003	$3,905.28	
TOTAL		**$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	$1,100.00	
TOTAL		**$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	$98,912.00	
TOTAL		**$135,573.00**

E. WGR SOUTHWEST, INC.

City Stormwater Permit Assistance Progress Payment – Invoice #17595	**$792.00**

F. WOOD RODGERS, INC.

Well 5 & 12 Assessment & Design Progress Payment – Invoice #98439	$655.00	
Well 19 Assessment & Design Progress Payment – Invoice #98438	$5,435.00	
TOTAL		**$6,090.00**

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

Water Meter Installation Project Progress Payment – Invoice #3694.7	**$15,444.15**

3. Miscellaneous Items

2nd 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:

2nd Reading and Adoption *Item 3B was pulled for discussion*

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.

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

Discussion on Item 3B

Council Member Zuber said at the March meeting this item was approved with no balconies, but the no balconies condition was not included in the agreement.

Planning Director Zuidervaart said that no balconies was a condition within the approval of the project. Planning Director Zuidervaart asked Deputy City Attorney Henderson if it's sufficient to state it as a condition or does it need to be added in the agreement.

Deputy City Attorney Henderson said the conditions of approval would be sufficient because those conditions are in addition to the Development Agreement.

MOTION: MOVED/SECONDED (ZUBER,WINCHELL) AND CARRIED BY A 5-0 VOTE TO APPROVE THE CONSENT CALENDAR ITEM 3B.

PRESENTATION OF PROCLAMATION

Mayor Parks presented a proclamation to the Women's Center Youth and Family Services declaring April as Sexual Assault Awareness Month.

4. PUBLIC HEARINGS

Notes:

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

A. 2015-2023 HOUSING ELEMENT

Housing Element 5th Cycle	This is a public hearing to receive comments related to the 5th 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.

PUBLIC HEARING OPENED

No one from the public wished to speak at this time

PUBLIC HEARING CLOSED

Planning Director Zuidervaart presented the Public Hearing for the 5th Cycle Housing Element. Zuidervaart said the City recently adopted the 4th Cycle Housing Element and moved on with the 5th Cycle which covers the time period 2015-2023. There is no need to re-zone any property for the 5th Cycle because the affordable housing numbers were met in the 4th cycle. There was only a need to update language to be in compliance with the law.

MOTION: MOVED/SECONDED (WINCHELL,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO ADOPT RESOLUTION 16-24 MAKING AMENDMENTS TO THE GENERAL PLAN AND UPDATE 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.

PUBLIC HEARING OPENED

Kit Oase speaking on behalf of the Ripon Unified School District Superintendent Ziggy Robeson said the school district looks forward to meeting with the developer to discuss impacts the development may have on the schools and how to mitigate those issues.

Rod Lowe – Applicant for River Road project said it has been a long journey in getting this process approved and bringing the North Pointe Specific Plan into fruition. Lowe thanked the Council, staff, and all those involved for their hard work. Lowe said he would appreciate an affirmative vote this evening and said this project will be a nice addition to the City.

PUBLIC HEARING CLOSED

Director of Planning Zuidervaart presented the application to subdivide 26.41 acres into 133 residential lots. Zuidervaart said the essential part of the agreement is Exhibit C which includes the conditions of approval for the development.
Zuidervaart presented a PowerPoint outlining key components of the development agreement.
Zuidervaart said the City has agreed to issue 133 building permits in 4 cycles for the project beginning on September 1, 2016. The permit cycle will go in 4 cycles, each cycle becoming available once the prior cycle has been built out.

Council Member Zuber said the project originally had 127 lots. In order to meet the Affordable Housing requirements, the developer chose to split 6 lots to meet the 10% affordable housing requirement. This raised the number of lots to 133. Zuber asked if the 10% was taken from 127 or 133 which could require an additional affordable unit in the development.
Zuber said he wanted to make sure this was discussed for future projects.

Council Member Restuccia said he finds the subdivision design and layout appealing and commended the designer.

MOTION: MOVED/SECONDED (WINCHELL,UECKER) AND CARRIED BY A 5-0 VOTE TO WAIVE THE FIRST READING AND INTRODUCE ORDINANCE NO. 841 APPROVING THE RIVER ROAD DEVELOPMENT AGREEMENT AND APPROVE THE RIVER ROAD TENTATIVE SUBDIVISION MAP.

5. ORDINANCES **Notes:**

First Reading and Introduction

A. ORDINANCE NO. 842

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON ADDING CHAPTER 8.28 TO THE RIPON MUNICIPAL CODE, TITLED "MASSAGES/MASSAGE BUSINESSES"	This ordinance adds Chapter 8.28 to the Ripon Municipal Code, titled "Massages/Massage Businesses".

Planning Director Zuidervaart shared a PowerPoint on the key components of the ordinance. Zuidervaart said the California Massage Therapy Council (CAMTC) certification shall be required by anyone performing a massage within City limits. Owners and Operators who do not qualify as certified massage therapists must obtain a Massage Business Permit from the Chief of Police which would include a background investigation.

Resident Kimberly DeJong shared possible red flags that a massage business is not in compliance and possibly using the facility for sex trafficking. DeJong said red flags are long hours of business, majority of male clients, advertisements mentioning ethnicity and attractiveness of the girls, the massage therapists know little or no English.
DeJong encouraged Council to pass this ordinance, but also said she wants to see the girls in these businesses rescued and those utilizing the services prosecuted.

Resident Patti VanGroningen thanked the City Attorney's office for creating an ordinance that places a barrier to stop sex trafficking in the City of Ripon. Patti said she has researched the two parlors in town online and in person, plus believes there is one more possible business in town.

Resident Debra Van Essen said she read through the ordinance and wanted some clarification on some items. Van Essen asked if this still falls under a Conditional Use Permit that would come before the Planning Commission for approval and if the Police Department finds that the business is not in compliance it can be shut down.

Zuidervaart said that is correct.

Van Essen said on pg. 6 where it lists if the applicant has been convicted of certain crimes, and it states various legal numbers, Van Essen wanted to know what these various numbers related too.

Deputy City Attorney Henderson said the numbers relate to crimes related to moral turpitude and sex crimes, all things that would require a person to register.
Henderson said this ordinance puts in place various steps to verify the applicants through the CAMTC and the background check by the Police Department.

Van Essen said in reviewing the Conditional Use Permits on the Planning Commission they found certain businesses being represented by a different party, a party who had nothing to do with the business. Van Essen wanted to know if there was something that could be put in place stating the applicant must represent themselves.

Henderson said the commission can ask questions of the applicant and can request if the applicant cannot speak for themselves that an interpreter be present.
Henderson said we have to make sure we are not violating anyone's First Amendment rights, make sure we are protecting the health and well being of the community, plus make sure we are not violating the Fair Employment and Housing Act and discriminating against persons who are not able to speak English. Henderson said the ordinance includes inspections, operating requirements, roster of employees, and owner and operator requirements in order to authorize the business and employees are a certified business.

Van Essen said on pg. 12 it discusses Inspections by Officials during regular business hours. Van Essen said this defeats the purpose of finding out if someone is living on the premise and said inspections should be allowed at any time.

Henderson said she can speak with Chief Ormonde in regards to this section, but said there should be determination of whether there is probable cause for inspection.

Council Member Restuccia asked for clarification on a couple of items. Restuccia said on pg. 9 the ordinance asks for a certified roster. Restuccia asked if this is to match with the CAMTC background check.

Henderson said yes. This is a good way to verify the employees and make sure the correct person is working and is certified.

Restuccia said on pg. 10 (M) Advertisements. No person shall place, publish or distribute, or cause to be placed, published or distributed, any advertising material that could reasonably suggest that any service is available other than massage services. Restuccia said we should add "verbally told" to this as well.

Henderson said it can state advertising in any format – verbally or written.

Restuccia said on pg. 11 (N) Doors and Windows. During business hours, the entry door to the Massage Business shall remain unlocked and unobstructed unless there is no individual available to monitor the Reception Area on behalf of the Massage Business.
Restuccia feels this is not right to have a client behind locked doors.

Henderson said the point behind this item is if there is only one masseuse and their client with no one to monitor the front lobby, they have the right to protect themselves and their items by locking the door. Only, if there is no one there to monitor the lobby.
Henderson said she would look into this item in more detail.

Restuccia said on pg. 11 (T) School of Massage. No Massage Business shall simultaneously operate as a school of Massage or share facilities with a school of Massage. Restuccia asked why this is in the ordinance.

Henderson said the City does not want training to occur at a massage business. Certification should come from the CAMTC.

Vice Mayor Uecker asked Chief Ormonde if he was aware of the activities stated by the residents.

Chief Ormonde said the department is aware of the items that are considered red flags, but no illegal activities. That is why this ordinance is important. It will give the Police Department more ability to regulate such businesses in the City.

Council Member Winchell said this ordinance is extensive and he visited some of the massage businesses being questioned in town to see if they were in compliance with the ordinance.

Mayor Parks said later this month someone is coming into town to discuss Human Trafficking and how and what it does to an individual. Parks said it's naïve to think that this does not occur in our town or in surrounding areas because it is safe.
Parks said this ordinance is good, but fears for the other legitimate massage businesses or masseuse in town and how it will affect them. Parks wants to make sure they are aware of this ordinance and that they understand why it has to be put in place. Not to inhibit their business, but to support good business ethics.
Parks asked what the cost of the permit is.

Zuidervaart said the permit cost will be established by resolution, but the cost of the massage business permit is a background check.

Ormonde said a livescan and employee time is estimated at $137.00.

Henderson said the staff time is important to include for not only providing the livescan, but for monitoring as well. So that is why the fee will come before Council in a resolution with all items considered.

Council Member Zuber asked if a business that offers massages, but is not a massage parlor, has to comply with this ordinance.

Henderson says this does apply. The person who offers the massage needs to be CAMTC certified. In addition the owner of the business would have to get a Massage Business License to be in compliance, even if they do not perform massages.

Parks asked if in-home massage businesses are prohibited in this ordinance.

Zuidervaart said massage and cosmetology businesses are not allowed in the home.

Henderson said out call massage is allowed, but they have to comply like a Massage Business.

Zuber asked if changes have to be made to the ordinance and then brought back to the May meeting for approval.

Henderson said the changes she noted (1) advertisements either verbal or written cannot violate standards, (2) re-visit the section in regards to locked front doors when no one is available to attend the front desk, (3) notifying authorities if there is knowledge that an employee has been convicted of a crime. Henderson noted these changes will be updated in the ordinance for the second reading and adoption.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO WAIVE THE FIRST READING AND INTRODUCE ORDINANCE NO. 842 WITH AMENDMENTS.

6. RESOLUTIONS **Notes:**

A. RESOLUTION NO. 16-25

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.

City Administrator Werner said this is a follow-up discussion from the North Pointe Specific Plan - Financing Plan workshop in regards to benefit assessment districts.
Werner showed a map of the benefit assessment districts and number of parcels that are affected.
Werner said each parcel within a district was set up to share infrastructure cost and a mechanism to recover the cost. Many of these were indexed at 5% per year for 15 years from when the District was established.
Werner said as part of the North Pointe Specific Plan financing workshop various policy options relating to the existing Districts were discussed, including (1) reduce the index component of the assessment, (2) eliminate the index to provide an incentive for economic development, and (3) provide City Council flexibility to reduce or eliminate an assessment on a case-by-case basis.
Werner said a sample resolution has been drafted with the proposed language on whichever option is preferred.

Council Member Zuber asked if the money was to be paid at the time of development.

Werner said yes.

Zuber said he favors option 2. Right now we are looking at $6 million dollars that does not exist. So the faster we can get money back, the better.
Zuber said while providing incentives for development, the City gains long term income that would benefit the City in the long run.

Werner said if this is something that the Council is interested in, staff can start advertising and coming up with projects that are appropriate for economic development.

Council Member Restuccia said he agrees with Zuber on if commercial development has incentive the City gets something back in sales or property tax.
Restuccia said he likes option 2, but would like to see flexibility with pay offs. This option seems to be all or nothing.

Zuber said he likes Restuccia's proposal about being flexible with the 0 interest payback in 24 months and set a minimum for the benefit and roll the interest rate back to something reasonable.

Mayor Parks said the overall key is that we are willing to work with businesses and be flexible.

Council was in agreement and gave direction for a 3% interest rate.

Werner said staff will bring back a resolution.

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.

Recreation Director Stevens said that the Golf Course Capital Improvements committee has met several times to discuss improvements.
Stevens said the Jack Tone Golf Course is requesting to do improvements in the amount of $61,340, in which the City will match 50%. These funds will be allocated from the Golf Course Capital Improvements funds budget.
Stevens said the Committee has reviewed this request and has brought the item before Council for approval.

Vice Mayor Uecker clarified that the funds in the Golf Course Capital Improvement account were created from the golf course and the City manages those funds.

MOTION: MOVED/SECONDED (RESTUCCIA,UECKER) AND CARRIED BY A 5-0 TO APPROVE EXPENDITURES FROM THE GOLF COURSE CAPITAL ACCOUNT FOR JACK TONE GOLF COURSE IMPROVEMENTS NOT TO EXCEED $30,670.

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)

Engineering Supervisor Pease said the South San Joaquin Irrigation District (SSJID) currently owns a .75 acre parcel of land within the project footprint needed to construct the River Road and Fulton Sidewalk improvement project.
Pease said SSJID evaluated property sales of agriculture land in the area and established a value of $41,000/acre or $30,750 for the .75 acre parcel.
Pease said this property is necessary for the sidewalk project improvements and is requesting City Council approve the "Agreement of Purchase and Sale" for the .75 acre parcel from the SSJID in the amount of $30,750.

Council Member Zuber said the property runs north beyond what is needed for the River Road and Fulton sidewalk improvements project.

Pease said yes. We need about half of the .75 acre parcel to complete the project.

Zuber suggested only buying the portion we need, since we are already borrowing money despite the grants we have received.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO AUTHORIZE THE CITY ADMINISTRATOR TO PROCEED WITH PURCHASING THE PROPERTY NECESSARY TO COMPLETE THE PROJECT.

C. CAPITAL IMPROVEMENT PROGRAM FOR FY 2016-2017

Presentation *Discussion/Action*	Staff to present the fiscal year 2016-2017 Capital Improvement Program.

Engineering Supervisor Pease presented a PowerPoint on FY 2016-2017 Capital Improvement Program.
Pease said the capital improvement program received in the packets highlights the projects completed for fiscal year 2015-2016 along with various studies and reports which were necessary. It then covers the funding and planned capital projects for the next five fiscal years.
Pease said these projects can be modified or changed based on the priorities of the City Council, funding, and overall needs of the City.
Pease shared a slide of the proposed fiscal year 2016-2017 capital improvement projects. There are 10 projects totaling $5.7 million dollars. $3.2 million dollars is from local funds and $2.5 million dollars is from outside funds.
Pease said the City receives revenue from 3 sources: Measure K Renewal, Local Transit, and HUTA. After various routine expenses are accounted for the City typically has $400,000 annually to put toward a capital roadway project. Pease said the current balance of the street and road fund is $1,150,000.

Pease said there are two upcoming street and road projects for fiscal year 2016-2017. The Asphalt Rubber Cape Seal 2016 project located at Spring Creek and Vermuelen Park which covers 2.9 miles of poor road at an estimated cost of $600,000 and the Stockton Avenue Downtown Parking Lot behind Pizza Plus which will include adding storm drains to prevent flooding, and has an estimated cost of $302,000.00.
Pease said the Regional Street projects are funded with City funds along with various outside sources. Recent priority projects include the River Road and Fulton Intersection improvement project and the Stockton Avenue Rehabilitation Project.
Pease said currently the Stockton Avenue Project has $877,000 in RSTP funds held pending a decision on the underfunded STIP. The RSTP funds are flexible and can be allocated elsewhere. Due to the possibility of funds returning, staff recommends waiting rather than re-programming the RSTP funds. This will give Council the opportunity to add any future projects to the Capital Improvement Program, such as the Main Street Overcrossing enhancements or a Roadway Expansion at Jack Tone Road between Santos and River Road.

Council Member Winchell asked if there was funding for a back-up bus.

Pease said the back-up bus purchase is on the list of proposed fiscal year 2016-2017 capital projects.

Council Member Restuccia asked that the spreadsheet be updated on the last page.

Zuber asked if the Main Street overcross project could be done without major modifications.

Pease said staff was looking at enhancements rather than expansions at this time. If Council desired expansion staff would need to look into the project further.

Mayor Parks said the Main Street overcross is more of a "want" than a "need", especially if the cost is high. Parks said it is more important for the City to focus on infrastructure of roads at this time.

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

City Clerk Roos said staff was given direction to develop a policy of what is allowed to be placed in City of Ripon mailings. Currently there is not a policy and requests are dealt with on a case by case basis.
Staff analyzed various issues associated with including flyers in City mailings and it was determined that the utility bill is for informing customers of their utility fees, not a communication tool to the community.

Roos said organizations and events were examined to see how to define the limits of access to City mailings and how to develop qualifiers to determine which flyers could or could not be included in a City mailing. It was determined that developing a consistent policy would be difficult and dealing with request on a case-by-case basis was not an acceptable approach because there are no standards.
Roos said in addition, staff calculated the cost of mailers and found that it is cheaper to do a direct mailing through the post office rather than pay our third party vendor to include an insert into our utility bills.
Roos said based on the analysis, staff recommends that inserts from outside organizations not be allowed in utility bill mailings or license renewal notices.

Jamie Fountain with Friends of the Ripon Dog Park said the dog park flyer is what prompted this policy. Fountain said their flyers were donated and were created as a fundraising tool in order to help raise funds for a community Dog Park.
Fountain said she would like to see what the cost was for adding the flyer in with the utility bills.

Council Member Restuccia said the first round of flyers did go out, but understands why a policy is being brought forward, because where do you draw the line.

Council Member Winchell said he would like Council to consider making an exception to include mailers for City projects such as the Dog Park fundraiser flyer.

Zuber said the cost for this is $900 for an item to be placed in a utility bill. There are always situations where groups want to add items in the utility bill. It's hard to decide who you let in and who you don't.
Zuber said there is a small group of people who pay attention to advertisements in a utility bill.

Henderson said Council needs to focus on the policy as a whole and not relate it to the Dog Park. Does the City want a complete ban or a policy with exceptions?

Zuber said what if we make this policy effective and allow the Friends of the Ripon Dog Park to do one more insert in the dog license renewal notices.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO APPROVE THE POLICY ON ADVERTISING AND MAILING ITEMS WITH THE EXCEPTION THAT THE FRIENDS OF THE RIPON DOG PARK GET ONE MORE MAILING.

REPORTS

Department Heads: Chief Ormonde said on Saturday, April 23rd from 9:00 am. to 12:00 p.m. a free bike registration event is taking place in front of the Police Department.
On Saturday, April 30th from 10:00 a.m. to 2:00 p.m., staff from the Ripon Police Department will be partnering with the Drug Enforcement Agency in the 11th National Prescription Drug Take Back Day. This event is free and allows community members to drive up and drop off unused, unwanted, and expired prescriptions anonymously.

Director of Public Works Johnston reported that March had a water use reduction of 50% bringing the total average for the year to 29%. The State adjusted our mandated water reduction from 36% to 33% due to population growth and climate zone.

Engineering Supervisor Pease said the general contractor for the water meter installation project has started installing the end points for the existing water meter customers and this should be completed by the end of June or beginning of July.

City Council: Council Member Winchell complimented the Police Department on current events and the way they are being handled.

Council Member Uecker said he will be attending the OneVoice conference in Washington D.C this week representing the City of Ripon.

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

(Signed) Jacob Parks
Mayor

ATTEST:

(Signed) Tricia Raymond
Deputy City Clerk

CONSENT CALENDAR

Income

STATE OF CALIFORNIA

DIRECT DEPOSIT NUMBER
99406108

DIRECT DEPOSIT ADVICE

1A

The amount printed on the face of this advice was transmitted to an account at bank 121101037 *from the* RETAIL SALES TAX

04 | 20 | 16

DOLLARS	CENTS
$**153200	.00

NOT NEGOTIABLE

406108
CITY TREASURER
CITY OF RIPON
259 N WILMA AVE
RIPON CA
95366-3028

39004
PAYEE IDENTIFICATION NUMBER(S)

When changing accounts or financial institutions, notify your retirement system or agency accounting office immediately. Do not close your old account until you have received your first payment in your new account.

BETTY T. YEE
CALIFORNIA STATE CONTROLLER

STATE OF CALIFORNIA - BOARD OF EQUALIZATION
STATEMENT OF BRADLEY-BURNS LOCAL TAX DISTRIBUTION

39004 DATE: 04/08/2016 FOR THE PERIODS SHOWN BELOW
PAYEE: CITY TREASURER
CITY OF RIPON

CURRENT ADVANCE	Feb 2016	153,200.00
PRIOR CREDITS		0.00
TOTAL PAYMENT		153,200.00

CONTROLLER OF CALIFORNIA, STATE OF CALIFORNIA P O BOX 942850, SACRAMENTO, CA 94250-0001	REMITTANCE ADVICE

1A

CLAIM SCHEDULE NUMBER: 1500380A
PAYMENT ISSUE DATE: 05/02/2016

RIPON CITY TREASURER
259 N WILMA AVE

RIPON CA 95366

Financial Activity

Additional Description:
Highway Users Tax

HIGHWAY USERS TAX - Sections 2103, 2105, 2106 and 2107, Streets & Highways Code **Fiscal Year: 2015**

Collection Period: 03/24/2016 **To** 04/23/2016

Payment Calculations:	
Population for all Cities	32,266,775
City Population	14,922
HUT 2107 snow payment	0.00
City Per Capita Amount for Section 2105	**0.47223712**
City Per Capita Amount for Section 2107	**0.65107525**
HUT 2107.5	**$0.00**
HUT 2103	**$5,309.85**
HUT 2105	**$7,046.72**
HUT 2106	**$4,495.08**
HUT 2107	**$9,715.34**
Gross Claim	**$26,566.99**
Net Claim / Payment Amount	**$26,566.99**
YTD Amount:	**$271,656.54**

For assistance, please call: Mike Silvera at (916) 323-0704

WARNING! THIS DOCUMENT HAS A VOID PANTOGRAPH. DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE A PINK LOCK ICON THAT FADES WITH HEAT.

Bertolotti DISPOSAL Inc.

COUNTY DIVISION
P.O. BOX 127 (209) 537-8000
CERES, CALIFORNIA 95307

BANK OF THE WEST
2501 E. WHITMORE AVE.
CERES, CA 95307
90-78/1211

033630
1B

4/12/2016

PAY TO THE ORDER OF CITY OF RIPON $ **1,380.19

One Thousand Three Hundred Eighty and 19/100********** DOLLARS

CITY OF RIPON
FINANCE DEPARTMENT
259 N. WILMA AVE.
RIPON, CA 95366

BERTOLOTTI MODESTO DISPOSAL, INC
VOID AFTER 180 DAYS

MEMO 1st Qtr 2016 Franchise Fees

COLOR FADES WITH HEAT

⑈033630⑈ ⑆121100782⑆ 3880004 16⑈

BERTOLOTTI DISPOSAL, INC. - COUNTY DIVISION P.O. BOX 127 CERES, CA 95307

CITY OF RIPON	4/12/2016	033630
FRANCHISE FEES RIPON		1,380.19
CHECKING	1st Qtr 2016 Franchise Fees	1,380.19

Waste Management
P.O. Box 3027
Houston, TX 77253

Check No. 0012558794

For inquiries, please call 1-866-834-2080, option 4.

1C

Doc Date	Invoice Number / Description	Original Amount	Discount Amount	Amount Paid
03/01/2016	HaulFee Ripon BU51 Mar16 **AT* HaulFee Ripon BU51 Mar16*	1,870.89	0.00	1,870.89

Vendor Number 0000386801

Name City of Ripon

Check Number	Date	Total Amount	Discounts Taken	Total Paid Amount
0012558794	04/19/2016	$1,870.89	$0.00	$1,870.89

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING IN THE ENDORSEMENT SIGNATURE LINE. THE REVERSE SIDE OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK.

Waste Management
P.O. Box 3027
Houston, TX 77253

VE

BANK OF AMERICA
COMMERCIAL DISBURSEMENT ACCOUNT
NORTHBROOK, IL

CHECK NO 0012558794

70-2328 / 719

Security features included. Details on back

DATE: 04/19/2016

PAY EXACTLY

$1,870.89***

PAY EXACTLY

****ONE THOUSAND EIGHT HUNDRED SEVENTY AND 89 / 100 DOLLAR****

VOID AFTER 90 DAYS

TO THE ORDER OF

CITY OF RIPON
259 N Wilma Ave
Ripon, CA 95366

Wilma S Rankin MP
AUTHORIZED SIGNATURE

MP
AUTHORIZED SIGNATURE

34

⑈0012558794⑈ ⑆071923284⑆ 87654⑈03178⑈

51
21992

Attn: Danielle Wicklund
Vendor#386801

Address Code 01
Location 01

Waste Management

Stockton District
City of Ripon Hauler Fee Schedule
259 N Wilma Ave.
Ripon, CA 95366
For month of: March 2016

	Legacy System	Total
Gross Rate Revenue		
Residential	$0.00	$0.00
Commercial	$5,722.98	$5,722.98
Rolloff	$17,663.18	$17,663.18
Total	$23,386.16	$23,386.16
Franchise Fee Rate	8.0%	
Franchise Fee Payable		
Residential	$0.00	$0.00
Commercial	$457.84	$457.84
Rolloff	$1,413.05	$1,413.05
Total	$1,870.89	$1,870.89

CONSENT CALENDAR

Bills, Invoices, Payments

Invoice

WOOD RODGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING

Remit to: 3301 C Street, Bldg. 100-B, Sacramento, CA 95816 Tel: 916.341.7760 Fax: 916.341.7767

City of Ripon
Attn: Kevin Werner
259 N. Wilma Ave
Ripon, CA 95366

Invoice 98931
Date 3/11/2016

Client ID: 8.2713

Contract: 8558.002
Ripon Well Site Assessmnt/Dsgn

For Services Provided Through February 29, 2016

01.01.42 Data Rvw/Tst Hole/MWs T&M

Labor

Staff Type	Hours	Rate	Amount
Principal Geologist II	2.00	230.00	460.00
Geologist III	7.00	150.00	1,050.00
Geologist I	9.25	130.00	1,202.50
Labor subtotal	18.25		2,712.50

Invoice Total **2,712.50**

Contract Summary

Contract Amount	144,500.00
Invoiced to date	128,451.81
Fee remaining	16,048.19

JP 4-27-16

Terms: Net 30

Invoice

WOOD RODGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING

Remit to: 3301 C Street, Bldg. 100-B, Sacramento, CA 95816 Tel: 916.341.7760 Fax: 916.341.7767

City of Ripon
Attn: Kevin Werner
259 N. Wilma Ave
Ripon, CA 95366

Invoice 98932
Date 3/11/2016

Client ID: 8.2713

Contract: 8558.003
Ripon Wells 5 & 12 Assessments

For Services Provided Through February 29, 2016

02.01.42 Work Plans & Bidding Svcs T&M

Labor

Staff Type	Hours	Rate	Amount
Principal Geologist II	2.00	230.00	460.00
Associate Geologist I	12.00	160.00	1,920.00
Geologist III	13.50	150.00	2,025.00
Geologist I	1.00	130.00	130.00
Labor subtotal	28.50		4,535.00

Invoice Total **4,535.00**

Contract Summary

Contract Amount	55,000.00
Invoiced to date	16,290.00
Fee remaining	38,710.00

JP 4-27-16

Terms: Net 30

WGR
Not Your Typical Consultant

INVOICE

RECEIVED 4-25-16

DATE	INVOICE NO.
4/17/2016	17673

INVOICE TO	SITE ADDRESS
City of Ripon 259 N. Wilma Ave. Ripon, CA 95366 Attn: James Pease	259 N. Wilma Ave. Ripon, CA

TERMS	PROJECT	P.O. NO.
Net 30	783.PRI	

SERVICED	DESCRIPTION	QTY	RATE	AMOUNT
3/1/2016 E 16	ST - City of Ripon/ Meeting with the City of Ripon to discuss Year 3 tasks.	4	96.00	384.00
3/3/2016 E 9	ST - City of Ripon/ Drafted ERP.City of Ripon/ Drafted ERP.	6	96.00	576.00
3/3/2016 E 11	ST - City of Ripon/ Updated E.11.h & g presentations for next weeks training.	1	96.00	96.00
3/4/2016 E 11	ST - City of Ripon/ Updated E.11.h & g presentations for next weeks training.	1	96.00	96.00
3/7/2016 E 7&8	ST - City of Ripon/ Customized website E&O content recommendations to MS4's pollutants of concern.	2	96.00	192.00
3/8/2016 E 11	ST - City of Ripon/ Prepared handouts for E.11.g&h training. Conducted E.11.g&h training with Public Works Director and Staff. Send follow up materials based on training discussions.	6	96.00	576.00
3/11/2016 B.2	ST - City of Ripon/ Provided updated email to Trash Amendments timeline.	0.5	96.00	48.00
3/28/2016 B.2	JT - City of Ripon - Reviewed old DSP requirements and answered questions concerning a development that was approved prior to the effective date of the new Post-Construction Standards Plan.	1	125.00	125.00
	Mileage			
4/1/2016 B.2	ST - 3/1	65	0.56	36.40
4/1/2016 B.2	ST - 3/8	67	0.56	37.52
	HSI Training Video and Template Form	1	225.00	225.00
		Total		$2,391.92

JJ 4-27-16

WGR Southwest, Inc.
11021 Winners Circle, Suite 101 · Los Alamitos, CA 90720 · 562.799.8510

Invoice

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
03/31/16	S1068948.001

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	1

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
1210 S Vera Ave
Corp Yard
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	Verbal Elizabeth	$DG-N	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	DIRECT	Net Due 30 Days	03/31/16	02/19/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
M25 HR-E 8-DIAL ENCODER, CF, 6' NICOR POTTED CABLE, TX .10108	170	170	48.000	8160.00
M70 1" HR-E 8-DIAL ENCODER, CF, TX, 6' LEAD, NICOR CONNECTOR .8912	2,440	2,440	48.000	117120.00
M120 HR-E 8-DIAL ENCODER, CF, 6' NICOR POTTED CABLE .8844	78	78	55.750	4348.50
M170 2" HR-E 8-DIAL ENCODER, CF, TX, 6' NICOR CONNECTOR .8883	56	56	55.750	3122.00
****CS METERS HIGH/LOW****				
M450 3" TS HR-E 8-DIAL ENCODER, NICOR CONNECTOR, CF, 6' .9412	9	9	151.250	1361.25
M25 HR-E 8-DIAL ENCODER, CF, 6' NICOR POTTED CABLE, TX .10108	9	9	0.000	0.00
****CS METERS HIGH/LOW****				
M1000 4" TS HR-E, 8-DIAL, CF, 6' NICOR POTTED CABLE, TX .9560	2	2	151.250	302.50
M35 3/4" HR-E 8-DIAL ENCODER, CF, TX, 6' LEAD, NICOR CONNECTOR .8809	2	2	0.000	0.00
****CS METERS HIGH/LOW****				
M2000 6" TS HR-E 8-DIAL, NICOR CONNECTOR, CF, 25' .10235	1	1	151.250	151.25

Invoice

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
03/31/16	S1068948.001

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	2

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
1210 S Vera Ave
Corp Yard
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	Verbal Elizabeth	$DG-N	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	DIRECT	Net Due 30 Days	03/31/16	02/19/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
M35 3/4" HR-E 8-DIAL ENCODER, CF, TX, 6' LEAD, NICOR CONNECTOR .8809	1	1	0.000	0.00
BEACON ORION CELLULAR ENDPOINT ASSY ONLY W/ NICOR CONNECTOR 9", MONTHLY SUBSCRIPTION MODEL (NON-FULLY LOADED) .8506	1,328	1,328	79.500	105576.00 Telem
64394-003 UNDER METAL LID MOUNTING KIT F/ PIT ORION .630	1,328	1,328	0.000	0.00
Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429				EQ telem.

Subtotal	240141.50
S&H CHGS	0.00
Sales Tax	19211.32
Amount Due	259352.82

Invoice is due by 04/30/16.

All claims for shortage or errors must be made at once. Returns require written authorization and are subject to handling charges. Special orders are non-returnable.
Past due invoices may be subject to 1.50% late charge.

900.7137.90000

Invoice

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
04/04/16	S1070483.001

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	1

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
1210 S Vera Ave
Corp Yard
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	VERBAL ELIZABETH	$KR	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Kathy Richards	BW BEST-WAY	Net Due 30 Days	04/04/16	04/04/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
BEACON ORION CELLULAR ENDPOINT ASSY ONLY W/ NICOR CONNECTOR 9", MONTHLY SUBSCRIPTION MODEL (NON-FULLY LOADED) .8506	1,440	1,128	79.500	89676.00
1/2"X 18" SUNGUARD II FIBERGLASS ROD .3752	2,768	2,456	0.000	0.00
120-01326 Nicor Security Clip .10515	2,768	2,456	0.000	0.00
Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429				

EQ Telemetry

Subtotal	89676.00
S&H CHGS	0.00
Sales Tax	7174.08
Amount Due	96850.08

Invoice is due by 05/04/16.

All claims for shortage or errors must be made at once. Returns require written authorization and are subject to handling charges. Special orders are non-returnable.
Past due invoices may be subject to 1.50% late charge.

900.7137-90000

Invoice

National Meter & Automation, Inc.
PO Box 5429
GREENWOOD VILLAGE CO 80155
(303) 339-9100 FAX (303) 649-1017

INVOICE DATE	INVOICE NUMBER
04/25/16	S1071242.001

ISSUING BRANCH:	PAGE NO.
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	1

BILL TO:
City of Ripon
259 N Wilma Ave
RIPON, CA 95366

SHIP TO:
City of Ripon
1210 S Vera Ave
Corp Yard
RIPON, CA 95366

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
92	Verbal Elizabeth	$js/n	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Jordan Sharp	BW BEST-WAY	Net Due 30 Days	04/25/16	04/25/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
M25 HR-E 8-DIAL ENCODER, CF, 6' NICOR POTTED CABLE, TX .10108	5	5	143.450	717.25
M200 2" TS HR-E, 8-DIAL CF, 6' NICOR POTTED CABLE, TX .9559	5	5	0.000	0.00
Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429				

EQ telem.

Subtotal	717.25
S&H CHGS	0.00
Sales Tax	57.38
Amount Due	774.63

Invoice is due by 05/25/16.

All claims for shortage or errors must be made at once. Returns require written authorization and are subject to handling charges. Special orders are non-returnable.
Past due invoices may be subject to 1.50% late charge.

PROJECT: Water Meter Installation Project

CONTRACTOR: G.M. Construction & Develop., Inc.
8040 Linden Lime Ct.
Citrus Heights, CA 95610

INVOICE NO: 3694.8
BILLING NO:
DATE: 04/26/16

BILLING INFORMATION

ORIGINAL CONTRACT AMOUNT:	$1,931,962.00	PREVIOUS BILLED TO DATE:	1,769,447.50
APPROVED CONTRACT CHANGES:	$108,908.00	BILLING THIS INVOICE:	
		Telemetry	*$14,329.00*
		Water Meter Installation	*$0.00*
		5% RETENTION:	
		Telemetry	*$716.45*
		Water Meter Installation	*$0.00*
REVISED CONTRACT AMOUNT:	$2,040,870.00		
		NET BILLING THIS INVOICE:	
		Telemetry	*$13,612.55*
		Water Meter Installation	*$0.00*
		Total	**$13,612.55**

PROGRESS OF PROJECT
A total of 2,010 Meters were installed
Original Contract: 99% complete
Change Order: 16% complete

BASECAMP ENVIRONMENTAL, INC.
115 South School Street, Suite 14
Lodi, CA 95240
209-224-8213
csimpson@basecampenv.com

February 29, 2016

City of Ripon
259 N Wilma Avenue
Ripon, CA 95366
Attn: Ken Zuidervaart, Community Development Director

Job No.: 2878
Job Description: Initial Study/Mitigated Negative Declaration
Active Transportation Project, Services to Date

INVOICE
No. 00977

LABOR

Principal, Charlie Simpson, 2.75 hours @ $190.00	$522.50
Project Planner, Duffy Ruffin, 1.0 hour @ $130.00	$130.00
Environmental Planner, Krista Simpson, 6.5 hours @ $110.00	$715.00
Total Labor	**$1,367.50**
EXPENSES	**None**
TOTAL DUE THIS INVOICE	**$1,367.50**

SUMMARY OF ACTIVITY TO DATE

Total Authorized	$4,500.00
Invoiced Previously	$0.00
Invoiced Now	$1,367.50
Remaining Authorization	$3,132.50

4-14-16

ASPEN SURVEY COMPANY, INC.

ITEMIZED INVOICE

NAME : CITY OF RIPON
ADDRESS : 259 N. WILMA AVENUE
CITY : RIPON, CA 95366

BILLING DATE : 04/12/2016
INVOICE NO. : 16-011-1
JOB NO. : 16-011

JOB NAME/LOCATION: SSJID PARCEL ACQUISITION
Fulton/River Interchange

DESCRIPTION OF SERVICE	AMOUNT
PROJECT RESOURCE COORDINATION	$ 37.50
LEGAL DESCRIPTION & PLAT FOR SSJID PARCEL ACQUISITION	427.50

INVOICE TOTAL.....$ 465.00

THIS INVOICE IS DUE AND PAYABLE UPON RECEIPT

THANK YOU!

APPROVED FOR PAYMENT
Approved By: _____
Account Code: _____

1121 OAKDALE ROAD, SUITE 6
MODESTO, CA 95355
PHONE: (209) 526-9724 FAX: (209) 526-0472

TERPSTRA HENDERSON, A
Professional Corporation
578 N. Wilma Avenue, Suite A (209) 599-5003
Ripon, CA 95366
Federal ID# 20-8735125

INVOICE

14473

Invoice submitted to:
Kevin Werner
City of Ripon
259 North Wilma Avenue
Ripon, CA 95366

April 25, 2016

File #: 1084-003; Matter: General

Professional Services

			Hrs/Rate	Amount
3/28/2016	SLH	Draft revisions to massage ordinance. Draft revisions to City's harassment, discrimination, bullying and retaliation policies.	1.50 240.00/hr	360.00
3/29/2016	RAR	Review and revise violation notice for code enforcement issue; Review municipal code re same; Emails to and from L. Forks re same.	1.00 175.00/hr	175.00
	SLH	Revise massage ordinance. Conferences with Zuidervaart regarding the same.	4.80 240.00/hr	1,152.00
3/30/2016	RAR	Telephone call with L. Forks re code enforcement issue.	0.20 175.00/hr	35.00
3/31/2016	RAR	Meet with and emails to and from L. Forks re code enforcement issue; Research re same and re fire code violations; Review and revise letter.	3.00 175.00/hr	525.00
4/4/2016	SLH	Conference with Client regarding interactive process and City policies. Review draft City Council Agenda.	0.60 240.00/hr	144.00
4/5/2016	RAR	Email from E. Ormonde re bail schedule for residential parking ordinance.	0.20 175.00/hr	35.00
	SLH	Complete revisions to massage ordinance. Correspond with Client regarding the same.	3.50 240.00/hr	840.00
4/7/2016	SLH	Correspondence and conferences regarding interactive process and responding to discrimination claim.	0.20 240.00/hr	48.00
4/8/2016	SLH	Conferences with Client. Participate in interactive process meeting. Prepare for City Council meeting.	2.00 240.00/hr	480.00
4/11/2016	SLH	Conference with R. Ruppel regarding response to Citizen inquiries related to pet permit. Correspondence with L. Roos regarding new policies.	0.30 240.00/hr	72.00

			Hrs/Rate	Amount
4/12/2016	SLH	Attend City Council meeting. Revise massage ordinance.	3.90 240.00/hr	936.00
4/15/2016	RAR	Review notice of class action and settlement; Emails to and from L. Roos re same.	0.30 175.00/hr	52.50
	SLH	Draft revisions to letters to employee.	1.00 240.00/hr	240.00
4/18/2016	RAR	Telephone calls with L. Forks re code enforcement notice of violation and service of process.	0.20 175.00/hr	35.00
4/19/2016	SLH	Conferences regarding massage ordinance, Council workshop and general City matters. Review & revise City Council minutes. Conference with City regarding City Council minutes.	0.50 240.00/hr	120.00
	THT	Conference with with Henderson on massage ordinance, council meeting items, follow up on housing ordinance.	1.00 275.00/hr	275.00
4/20/2016	RAR	Conference call with lead counsel re qui tam action.	1.20 175.00/hr	210.00
	THT	Meeting with client, staff regarding affordable housing ordinance, review staff's comments prior to meeting, follow up on changes.	2.25 275.00/hr	618.75
4/21/2016	RAR	Telephone call with L. Forks re code enforcement issues for livestock; Review municipal code re same.	0.30 175.00/hr	52.50
4/22/2016	SLH	Correspondence with Client regarding various employment matters.	0.40 240.00/hr	96.00
	THT	Meet with clients to review new submittals on Inverness, emails re same.	1.25 275.00/hr	343.75
4/25/2016	SLH	Conference & correspondence regarding use of interpreters by applicants.	0.20 240.00/hr	48.00
	THT	Review client email regarding interpreter, discuss due process and legal considerations with Henderson, brief research on same.	0.75 275.00/hr	206.25
	For professional services rendered		30.55	$7,099.75
	Previous balance			$11,931.25
	Accounts receivable transactions			
4/18/2016	Payment - Thank You No. 53199			($11,931.25)
	Total payments and adjustments			($11,931.25)

	Amount
Balance due	$7,099.75

TERPSTRA HENDERSON, A
Professional Corporation
578 N. Wilma Avenue, Suite A (209) 599-5003
Ripon, CA 95366
Federal ID# 20-8735125

INVOICE

14474

Invoice submitted to:
Kevin Werner
City of Ripon
259 North Wilma Avenue
Ripon, CA 95366
USA

April 25, 2016

File #: 1084-004; Matter: Police Department Matters

Professional Services

			Hrs/Rate	Amount
3/28/2016	RAR	Telephone call with C. Caro re code violations and hearings.	0.20 175.00/hr	35.00
4/4/2016	RAR	Telephone call with L. Forks re domestic pig issue; Review email from potential resident; Research re same.	1.50 175.00/hr	262.50
4/6/2016	RAR	Telephone calls to and from L. Forks re animal control issues; Review reports re same; Email from potential resident re licensing requirements.	0.60 175.00/hr	105.00
4/11/2016	RAR	Emails to and from potential resident re domesticated pig licensing issue; Review RMC re same; Telephone calls with L. Forks re same.	0.50 175.00/hr	87.50
4/19/2016	RAR	Telephone call to Court re dismissal of action; Draft letter to Court dismissing animal at large action; Emails to and from L. Forks re same.	0.30 175.00/hr	52.50
4/20/2016	RAR	Prepare for and attend hearings on violations of sales without business license within City limits.	1.30 175.00/hr	227.50
4/21/2016	SLH	Conference with Chief Ormonde and legal research regarding sign regulations.	0.20 240.00/hr	48.00
4/22/2016	RAR	Attend court hearing on plea in abeyance for open container in public.	1.20 175.00/hr	210.00
		For professional services rendered	5.80	$1,028.00

Additional Charges :

			Amount
4/20/2016	FD	To/Fr Manteca Court for Hearing.	8.05
4/22/2016	FD	To/Fr Manteca Court for Hearing.	8.05
		Total additional charges	$16.10
		Total amount of this bill	$1,044.10
		Previous balance	$1,292.20
		Accounts receivable transactions	
4/18/2016		Payment - Thank You No. 53199	($1,292.20)
		Total payments and adjustments	($1,292.20)
		Balance due	$1,044.10

INVOICE

SAN JOAQUIN RTD
SAN JOAQUIN REGIONAL TRANSIT DISTRICT
P.O. Box 201010
Stockton, CA 95201
Phone (209) 948-5566

Invoice Number: AR109515
Customer Number: C01524
Invoice Date: 04/01/16
Terms: Due upon receipt
Federal ID#: **94-1563999**

To: CITY OF RIPON
ATTN: BARBARA SHNEIDER
259 N. WILMA AVENUE
RIPON, CA 95366

Trans Date	Description	Quantity	Unit Cost	Amount
04/01/16	City of Ripon Contract MARCH 2016	36.3	55.08	1,996.65
			TAX	0.00
			Total Due	1,996.65

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

SAN JOAQUIN RTD
P.O. Box 201010
Stockton, CA 95201

Invoice Number: AR109515
Customer Number: C01524
Invoice Date: 04/01/16
Total Amount Due $ 1,996.65

Total Payment $ _____

J.B. ANDERSON
LAND USE PLANNING

INVOICE

139 S. Stockton Avenue
Ripon, California 95366
209.599.8377
tami@jbandersonplanning.com

INVOICE NO. 040116W19
DATE April 1, 2016

AMOUNT DUE: **$875.00**

SB5

TO Mr. Ken Zuidervaart
Director of Planning & Economic Development
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

Contract Amount: $ 10,596.00

PROJECT	BILLING DATE	TASK	DESCRIPTION	AMOUNT
General Plan Amendment-Project Initiation		Task 1	Task 1 Contract Total	$ 410.00
	Mar-16		**Task 1**	**$ 410.00**
			Task 1	
			Task 1	
			Task 1	
			Remaining Balance-Task 1	$ -
Administrative Draft General Plan Amendment		Task 2	Task 2 Contract Total	$ 1,664.00
	Mar-16		**Task 2**	**$ 465.00**
			Task 2	
			Remaining Balance-Task 2	*$ 1,199.00*
Public Review Draft General Plan Amendment		Task 3	Task 3 Contract Total	$ 1,312.00
			Task 3	
			Task 3	
			Task 3	
			Task 3	
			Remaining Balance-Task 3	*$ 1,312.00*
Public Hearings for GPA (PC and CC)		Task 4	Task 4 Contract Total	$ 1,542.00
			Task 4	
			Task 4	
			Task 4	
			Task 4	
			Remaining Balance-Task 4	*$ 1,542.00*
Zoning Text Amendment-Project Initiation		Task 5	Task 5 Contract Total	$ 410.00
			Task 5	
			Task 5	
			Remaining Balance-Task 5	*$ 410.00*

PROJECT	BILLING DATE	TASK	DESCRIPTION	AMOUNT
Admin Draft Zoning Text Amendment		Task 6	Task 6 Contract Total	$ 1,794.00
			Task 6	
			Task 6	
			Task 6	
			Task 6	
			Remaining Balance-Task 6	*$ 1,794.00*
Public Review Draft Zoning Text Amendment		Task 7	Task 7 Contract Total	$ 2,002.00
			Task 7	
			Task 7	
			Task 7	
			Task 7	
			Remaining Balance-Task 7	*$ 2,002.00*
Public Hearings for Zoning Text Amendment (PC and CC)		Task 8	Task 8 Contract Total	$ 1,262.00
			Task 8	
			Task 8	
			Remaining Balance-Task 8	*$ 1,262.00*
Administrative Expenses		Administrative Expenses	Administrative Expenses Contract Total	$ 200.00
			Administrative Expenses	
			Administrative Expenses	
			Administrative Expenses	
			Remaining Balance-Administrative Expenses	$ 200.00
			Total Amount Due	**$ 875.00**
			Contract Balance After this Invoice	**$ 9,721.00**

Note Terms of Payment: Client shall pay Consultant in full for all charges and expenses set forth in each invoice within ten (10) days of the date of the invoice. If Client fails to pay all amounts owed within ten (10) days of the date of the invoice, Client shall pay interest on the unpaid balance at the rate of twenty percent (20%) per annum. Rates are subject to change upon thirty (30) days notice.

Please remit payment to:
139 South Stockton Avenue, Ripon, CA 95366

J.B. ANDERSON
LAND USE PLANNING

INVOICE

139 S. Stockton Avenue
Ripon, California 95366
209.599.8377
tami@jbandersonplanning.com

INVOICE NO. 040116W19
DATE April 1, 2016

AMOUNT DUE: **$1,884.00**

TO Mr. Ken Zuidervaart
Director of Planning & Economic Development
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

Well #19

Contract Amount: $ 5,600.00

PROJECT	BILLING DATE	TASK	DESCRIPTION	AMOUNT
Project Kick-off Meeting and Background Research		Task 1	Task 1 Contract Total	$ 600.00
	Mar-16		**Task 1**	**$ 600.00**
			Task 1	
			Task 1	
			Task 1	
			Remaining Balance-Task 1	$ -
Initial Study/Mitigated Negative Declaration		Task 2	Task 2 Contract Total	$ 4,000.00
	Mar-16		**Task 2**	**$ 1,284.00**
			Task 2	
			Remaining Balance-Task 2	$ *2,716.00*
Public Review Period		Task 3	Task 3 Contract Total	$ 500.00
			Task 3	
			Task 3	
			Task 3	
			Task 3	
			Remaining Balance-Task 3	$ *500.00*
Administrative Expenses		Administrative Expenses	Administrative Expenses Contract Total	$ 500.00
			Administrative Expenses	
			Administrative Expenses	
			Administrative Expenses	
			Remaining Balance-Administrative Expenses	$ *500.00*
			Total Amount Due	**$ 1,884.00**

Note Terms of Payment: Client shall pay Consultant in full for all charges and expenses set forth in each invoice within ten (10) days of the date of the invoice. If Client fails to pay all amounts owed within ten (10) days of the date of the invoice, Client shall pay interest on the unpaid balance at the rate of twenty percent (20%) per annum. Rates are subject to change upon thirty (30) days notice.

Please remit payment to:
139 South Stockton Avenue, Ripon, CA 95366

J.B. ANDERSON
LAND USE PLANNING

INVOICE

139 S. Stockton Avenue
Ripon, California 95366
209.599.8377
tami@jbandersonplanning.com

INVOICE NO. 050116W19
DATE May 1, 2016

AMOUNT DUE: **$2,716.00**

TO Mr. Ken Zuidervaart
Director of Planning & Economic Development
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

Well #19

Contract Amount: $ 5,600.00

PROJECT	BILLING DATE	TASK	DESCRIPTION	AMOUNT
Project Kick-off Meeting and Background Research		Task 1	Task 1 Contract Total	$ 600.00
	Mar-16		Task 1	$ 600.00
			Task 1	
			Task 1	
			Task 1	
			Remaining Balance-Task 1	$ -
Initial Study/Mitigated Negative Declaration		Task 2	Task 2 Contract Total	$ 4,000.00
	Mar-16		Task 2	$ 1,284.00
	Apr-16		**Task 2**	**$ 2,716.00**
			Remaining Balance-Task 2	$ -
Public Review Period		Task 3	Task 3 Contract Total	$ 500.00
			Task 3	
			Task 3	
			Task 3	
			Task 3	
			Remaining Balance-Task 3	*$ 500.00*
Administrative Expenses		Administrative Expenses	Administrative Expenses Contract Total	$ 500.00
			Administrative Expenses	
			Administrative Expenses	
			Administrative Expenses	
			Remaining Balance-Administrative Expenses	*$ 500.00*
			Total Amount Due	**$ 2,716.00**

Note Terms of Payment: Client shall pay Consultant in full for all charges and expenses set forth in each invoice within ten (10) days of the date of the invoice. If Client fails to pay all amounts owed within ten (10) days of the date of the invoice, Client shall pay interest on the unpaid balance at the rate of twenty percent (20%) per annum. Rates are subject to change upon thirty (30) days notice.

Please remit payment to:
139 South Stockton Avenue, Ripon, CA 95366

De Novo Planning Group

1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916)949-3231
accounts@denovoplanning.com

DE NOVO PLANNING GROUP
A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

BILL TO
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

INVOICE # 1672
DATE 02/10/2016
DUE DATE 03/11/2016
TERMS Net 30

DATE	ACCOUNT SUMMARY	AMOUNT
12/29/2015	Balance Forward	$2,700.00
	Payments and credits between 12/29/2015 and 02/10/2016	-2,700.00
	New charges (details below)	4,375.00
	Total Amount Due	$4,375.00

ACTIVITY	QTY	RATE	AMOUNT
Task 1a- Draft Housing Element Project Manager: Draft Housing Element	10	125.00	1,250.00
Task 1a- Draft Housing Element Principal Planner: Draft Housing Element	12	95.00	1,140.00
Task 1a- Draft Housing Element GIS	6	75.00	450.00
Task 1b- Public Review Draft Project Manager: Public Review Draft HE	5	125.00	625.00
Task 1d- Notices Principal Planner: Notices	3	95.00	285.00
Task 2- Public Outreach Project Manager: Stakeholders	5	125.00	625.00

Work on 2015-2023 Housing Element Update through December 31, 2015

TOTAL OF NEW CHARGES 4,375.00
BALANCE DUE $4,375.00

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916)949-3231
accounts@denovoplanning.com

DE NOVO PLANNING GROUP
A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

BILL TO
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

INVOICE # 1718
DATE 04/19/2016
DUE DATE 05/19/2016
TERMS Net 30

DATE	ACCOUNT SUMMARY	AMOUNT
02/10/2016	Balance Forward	$4,375.00
	Payments and credits between 02/10/2016 and 04/19/2016	0.00
	New charges (details below)	1,930.00
	Total Amount Due	$6,305.00

ACTIVITY	QTY	RATE	AMOUNT
Task 1c- Final Housing Element Project Manager: Final Housing Element	6	125.00	750.00
Task 1d- Notices Project Manager: Reports 5.5	1	680.00	680.00
Task 2- Public Outreach Project Manager: Public Meetings	4	125.00	500.00

Work on 2015-2023 Housing Element Update and annual report through April 13, 2016.

TOTAL OF NEW CHARGES 1,930.00

BALANCE DUE **$6,305.00**

CONSENT CALENDAR

Resolutions

RESOLUTION NO. 16-__

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

WHEREAS, since 1979, various Benefit Assessment Districts have been established in accordance with Government Code 54711, wherein the cost of certain public improvements is allocated to each parcel within the boundaries of the District, such that when a parcel included in the District develops, the City is reimbursed for infrastructure financed and installed by the City; and

WHEREAS, a complete list of the Benefit Assessment Districts referenced in this Resolution is attached hereto as Exhibit "A"; and

WHEREAS, By their terms, the reimbursement requirements in the Benefit Assessment Districts include the actual cost of the construction allocated to each property, a 10 percent administration fee, and an assessment of 5 percent per year until the assessment is paid for, or a maximum of fifteen years (after the fifteen year period, the amount of the assessment will remain constant);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon that:

1. Notwithstanding any provision of any previous Benefit Assessment District, including any enacting resolutions thereof, all current undeveloped properties included in any Benefit Assessment District described in Exhibit "A", the 15 year-5% assessment shall be reduced to 15-year-3% assessment based on the actual average change in the Engineering News Record – Construction Cost Index (ENR-CCI) for the 20-city average over the 15-year period of 1995 to 2009;
2. All or a portion of the 15 year-3% assessment shall be waived for all current undeveloped properties included in a Benefit Assessment District if all or a portion of the assessment is paid in the next 24 months. All assessments paid shall be accounted in a separate account and used for the construction of additional infrastructure for the benefit of future development;
3. All or a portion of the assessments may be waived or the payment thereof further modified pursuant to a Development Agreement at the time a development project is approved, if the City Council makes a specific finding that the project provides a community benefit.

IT IS FURTHER RESOLVED that the City Administrator of the City of Ripon be and he is hereby authorized to take all steps which may be necessary to revise each parcel's assessment and notify parcel owners of the pre-payment option now available as hereinabove set forth.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this ____ day of_____, 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON
A Municipal Corporation

By_____
Jake Parks, Mayor

ATTEST:

By_____
LISA ROOS, City Clerk

EXHIBIT "A"

1997 Parallel Avenue Water Line
Almond Queen 2A Storm Drain
Almond Queen 2B
Boesch-Kingery Lift Station
Boesch-Kingery Improvements
Farmland
Jack Tone Road Infrastructure
Manley Road
North Point Storm Water Detention Pond
Quick Stop
Route 99 Frontage Road Realignment
Ruess Road 1A
Ruess Road 1B
South Parallel Avenue
Steigenga-Wong
Vermuelen Meadows
Wilma Avenue #1 and #2
Windmill Plaza

RESOLUTION NO. 16-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ACCEPTING
THE CITY OF RIPON TRANSPORTATION DEVELOPMENT ACT FUND, THE MEASURE K
FUND, AND THE TRANSIT ENTERPRISE FUND AUDIT REPORT
JUNE 30, 2015 and 2014

WHEREAS, the City of Ripon Transportation Development Act Fund, the Measure K Fund, and the Transit Enterprise Fund Audit Report June 30, 2015 and 2014 has now been completed and filed with the City of Ripon; and

WHEREAS, Brown Armstrong, Certified Public Accountants, conducted the audit in accordance with generally accepted auditing standards and Government Auditing standards; and

WHEREAS, the City of Ripon complied with respect to items tested.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ripon accepts the City of Ripon Transportation Development Act Fund, the Measure K Fund, and the Transit Enterprise Fund Audit Report June 30, 2015 and 2014.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 10th day of May, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

THE CITY OF RIPON
A Municipal Corporation

By_____
JACOB PARKS, Mayor

ATTEST:

By_____
LISA ROOS, City Clerk

BROWN ARMSTRONG
CERTIFIED PUBLIC ACCOUNTANTS

BAKERSFIELD OFFICE
(MAIN OFFICE)
4200 TRUXTUN AVENUE
SUITE 300
BAKERSFIELD, CA 93309
TEL 661.324.4971
FAX 661.324.4997
EMAIL info@bacpas.com

FRESNO OFFICE
7673 N. INGRAM AVENUE
SUITE 101
FRESNO, CA 93711
TEL 559.476.3592
FAX 559.476.3593

PASADENA OFFICE
260 S. LOS ROBLES AVENUE
SUITE 310
PASADENA, CA 91101
TEL 626.204.6542
FAX 626.204.6547

STOCKTON OFFICE
5250 CLAREMONT AVENUE
SUITE 237
STOCKTON, CA 95207
TEL 209.451.4833

REGISTERED with the Public Company Accounting Oversight Board and MEMBER of the American Institute of Certified Public Accountants

BROWN ARMSTRONG
Certified Public Accountants

To the Board of Directors
San Joaquin Council of Governments
Stockton, California

To the City Council
City of Ripon
Ripon, California

We have audited the financial statements of the Transportation Development Act Fund, Measure K Fund, and Transit Enterprise Fund of the City of Ripon, California, for the year ended June 30, 2015. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated June 8, 2015. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Ripon are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the fiscal year. We noted no transactions entered into by the City of Ripon during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the City of Ripon's Transit Enterprise Fund financial statements was:

> Management's estimate of the depreciation is based on the straight-line method of depreciation. We evaluated the key factors and assumptions used to develop the estimate of depreciation in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was:

> The disclosure of Capital Assets in Note 4, Fare Revenue Ratio in Note 5, and Grant Advances Note 6 to the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit
We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The attached schedule summarizes the misstatements corrected by management which were detected as a result of audit procedures.

Disagreements with Management
For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations
We have requested certain representations from management that are included in the management representation letter dated March 31, 2016.

Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City of Ripon's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City of Ripon's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Budgetary Comparison Schedules for the Transportation Development Act Fund, and Measure K Fund, which is required supplementary information (RSI) that supplements the fund financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the fund financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the Board of Directors and management of San Joaquin Council of Governments, and the City Council and management of the City of Ripon and is not intended to be, and should not be, used by anyone other than these specified parties.

BROWN ARMSTRONG
ACCOUNTANCY CORPORATION

Brown Armstrong
Accountancy Corporation

Bakersfield, California
March 31, 2016

CITY OF RIPON MEASURE K FUND
SUMMARY OF AUDIT ADJUSTMENTS
JUNE 30, 2015

	Debit	Credit
Transfer in from Streets and Roads Fund	$ 66,588	
Revenue - Measure K Passenger Rail		$ 66,588
Expenditure - Pedestrian and Bicycle Projects	$ 66,588	
Transfer out from Streets and Roads Fund		$ 66,588

To record Measure K funds received and expenses incurred for Non-Transit JT Park and Ride activities as the transactions were recorded in the Streets and Roads fund.

CITY OF RIPON
TRANSPORTATION DEVELOPMENT ACT FUNDS

INDEPENDENT AUDITOR'S REPORTS, FUND FINANCIAL STATEMENTS, REQUIRED SUPPLEMENTARY INFORMATION, AND COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2015

CITY OF RIPON
TRANSPORTATION DEVELOPMENT ACT FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2015

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BROWN ARMSTRONG
CERTIFIED PUBLIC ACCOUNTANTS

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REGISTERED with the Public Company Accounting Oversight Board and MEMBER of the American Institute of Certified Public Accountants

BROWN ARMSTRONG
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
San Joaquin Council of Governments
Stockton, California

To the City Council
City of Ripon
Ripon, California

Report on the Financial Statements

We have audited the accompanying financial statements of the Transportation Development Act Fund, Measure K Fund, and the Transit Enterprise Fund of the City of Ripon (City), California, as of and for the fiscal year ended June 30, 2015, and the related notes to the financial statements as listed in the table of contents. The June 30, 2014, summarized comparative information has been derived from the 2014 financial statements and is included for additional analysis only.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Transportation Development Act Fund, Measure K Fund, and Transit Enterprise Fund of the City as of June 30, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 2, these financial statements present only the Transportation Development Act Fund, Measure K Fund, and Transit Enterprise Fund allocated for non-transit purposes and do not purport to, and do not, present fairly the financial position of the City as of June 30, 2015, and the changes in its financial position for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on pages 16 and 17 be presented to supplement the financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board (GASB), who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis (MD&A) that accounting principles generally accepted in the United States of America requires to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by GASB who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. Our opinion on the financial statements is not affected by this missing information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards,* we have also issued our report dated March 31, 2016, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance as it relates to the Transportation Development Act Fund, Measure K Fund, and Transit Enterprise Fund.

BROWN ARMSTRONG
ACCOUNTANCY CORPORATION

Brown Armstrong
Accountancy Corporation

Bakersfield, California
March 31, 2016

CITY OF RIPON
TRANSPORTATION DEVELOPMENT ACT AND MEASURE K FUNDS
NON-TRANSIT PURPOSES
BALANCE SHEETS
JUNE 30, 2015, WITH COMPARATIVE TOTALS

	Transportation Development Act Fund	Measure K Fund	Totals 2015	Totals 2014
ASSETS				
Cash and investments	$ 16,775	$ 1,366,483	$ 1,383,258	$ 1,065,127
Due from other agencies	128,000	75,000	203,000	535,725
TOTAL ASSETS	$ 144,775	$ 1,441,483	$ 1,586,258	$ 1,600,852
LIABILITIES AND FUND BALANCES				
CURRENT LIABILITIES				
Due to other funds	$ -	$ -	$ -	$ -
TOTAL LIABILITIES	-	-	-	-
FUND BALANCES				
Restricted	144,775	1,441,483	1,586,258	1,600,852
TOTAL FUND BALANCES	144,775	1,441,483	1,586,258	1,600,852
TOTAL LIABILITIES AND FUND BALANCES	$ 144,775	$ 1,441,483	$ 1,586,258	$ 1,600,852

The accompanying notes are an integral part of these financial statements.

CITY OF RIPON
TRANSPORTATION DEVELOPMENT ACT AND MEASURE K FUNDS
NON-TRANSIT PURPOSES
STATEMENTS OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED JUNE 30, 2015, WITH COMPARATIVE TOTALS

	Transportation Development Act Fund	Measure K Fund	Totals 2015	Totals 2014
REVENUES				
Local Transportation Funds				
Streets and roads	$ 492,795	$ -	$ 492,795	$ 451,601
Pedestrian and bicycle	10,205	-	10,205	9,124
Measure K Funds				
Local street repair	-	300,000	300,000	300,000
Passenger rail	-	66,588	66,588	-
Investment earnings	2,823	4,583	7,406	5,778
TOTAL REVENUES	505,823	371,171	876,994	766,503
EXPENDITURES				
Passenger and rail	-	66,588	66,588	-
TOTAL EXPENDITURES	-	66,588	66,588	-
EXCESS OF REVENUES OVER EXPENDITURES	505,823	304,583	810,406	766,503
OTHER FINANCING USES				
Intergovernmental transfers	(825,000)	-	(825,000)	(86,000)
TOTAL OTHER FINANCING USES	(825,000)	-	(825,000)	(86,000)
EXCESS OF REVENUES OVER EXPENDITURES AND OTHER FINANCING USES	(319,177)	304,583	(14,594)	680,503
FUND BALANCES, BEGINNING OF YEAR	463,952	1,136,900	1,600,852	920,349
FUND BALANCES, END OF YEAR	$ 144,775	$ 1,441,483	$1,586,258	$1,600,852

The accompanying notes are an integral part of these financial statements.

CITY OF RIPON
TRANSIT ENTERPRISE FUND
STATEMENTS OF NET POSITION
JUNE 30, 2015, WITH COMPARATIVE TOTALS

	2015	2014
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$ 229,437	$ 211,512
Accounts receivable	250	250
Due from other funds	233,118	-
Due from other agencies	25,376	28,881
TOTAL CURRENT ASSETS	488,181	240,643
CAPITAL ASSETS, NET	312,912	379,965
TOTAL ASSETS	$ 801,093	$ 620,608
LIABILITIES		
Accounts payable	$ 4,349	$ 4,024
Grant advances - PTMISEA	453,272	219,598
Grant advances - other	28,866	15,327
TOTAL LIABILITIES	486,487	238,949
NET POSITION		
Net Investment in capital assets	312,912	379,965
Unrestricted net position	1,694	1,694
TOTAL NET POSITION	314,606	381,659
TOTAL LIABILITIES AND NET POSITION	$ 801,093	$ 620,608

The accompanying notes are an integral part of these financial statements.

CITY OF RIPON
TRANSIT ENTERPRISE FUND
STATEMENTS OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED JUNE 30, 2015, WITH COMPARATIVE TOTALS

	2015	2014
OPERATING REVENUES		
Fares	$ 2,640	$ 2,226
TOTAL OPERATING REVENUES	2,640	2,226
OPERATING EXPENSES		
Operations	35,870	35,699
Vehicle maintenance	8,427	7,955
Administration	13,065	16,429
Depreciation	67,053	67,053
TOTAL OPERATING EXPENSES	124,415	127,136
OPERATING LOSS	(121,775)	(124,910)
NONOPERATING REVENUES		
Local Transportation funds	-	4,500
State Transit Assistance funds	5,058	5,188
Measure K Passenger Bus funds	49,259	47,340
Interest	405	830
TOTAL NONOPERATING REVENUES	54,722	57,858
CHANGE IN NET POSITION	(67,053)	(67,052)
NET POSITION, BEGINNING OF YEAR	381,659	448,711
NET POSITION, END OF YEAR	$ 314,606	$ 381,659

The accompanying notes are an integral part of these financial statements.

CITY OF RIPON
TRANSIT ENTERPRISE FUND
STATEMENTS OF CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2015, WITH COMPARATIVE TOTALS

	2015	2014
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	$ 2,640	$ 3,628
Cash disbursements for administration and operations	(48,610)	(51,404)
Cash disbursements for services and supplies	(8,427)	(7,955)
NET CASH USED IN OPERATING ACTIVITIES	(54,397)	(55,731)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Interest	405	830
Local Transportation funds	4,500	-
State Transit Assistance funds	7,565	5,121
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	12,470	5,951
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Measure K Passenger Bus funds	59,296	39,869
PTMISEA funds	-	530
NET CASH PROVIDED BY CAPITAL AND RELATED FINANCING ACTIVITIES	59,296	40,399
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	556	266
NET CASH PROVIDED BY INVESTING ACTIVITIES	556	266
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	17,925	(9,115)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	211,512	220,627
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 229,437	$ 211,512
RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES		
Operating loss	$ (121,775)	$ (124,910)
Adjustment to reconcile operating loss to net cash used in operating activities:		
Depreciation	67,053	67,053
Changes in assets and liabilities:		
Decrease in receivables	-	1,402
Increase in accounts payable	325	724
NET CASH USED IN OPERATING ACTIVITIES	$ (54,397)	$ (55,731)

The accompanying notes are an integral part of these financial statements.

CITY OF RIPON
TRANSPORTATION DEVELOPMENT ACT AND MEASURE K FUNDS
NON-TRANSIT PURPOSES
AND TRANSIT ENTERPRISE FUND
NOTES TO THE FUND FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2015

NOTE 1 – ORGANIZATION

The City of Ripon (City) receives funds under the provisions of the Transportation Development Act (TDA) from the San Joaquin County Local Transportation Fund (LTF) under Article 4, Section 99260 for public transportation. The City's Article 4 LTF funds are for the support of public transportation systems as defined in the TDA. The City operates a dial a ride and a deviated fixed route service to Modesto two days per week for all citizens. The City's Transit Enterprise Fund is used to account for TDA funds received by the City for public transportation, which is reflected in these financial statements as the City Transit Enterprise Fund.

The City receives funds under the provisions of the TDA from the San Joaquin County LTF under Article 8, Section 99400(a) for local streets and roads projects, and Article 3, Section 99234 for pedestrian and bicycle facilities. The funds provided under Article 8 represent amounts available after the determination by the San Joaquin Council of Governments, the transportation planning agency administering TDA funds, of amounts needed for local streets and roads of the City. The funds provided under Article 3, Section 99234 represent amounts set aside to be allocated for pedestrian and bicycle facilities within the jurisdictions of San Joaquin County and represent up to 2% of the available funds countywide. The City TDA Fund is used to account for these funds received by the City for non-transit purposes, which is reflected in these financial statements of the TDA Fund allocated for non-transit purposes.

The City also receives funds from an ordinance (Measure K) passed by San Joaquin County voters resulting in a sales tax increase of one-half of one percent for transportation improvements. The San Joaquin Council of Governments, acting as the Local Transportation Authority, oversees the collection and distribution of the sales tax in accordance with the twenty-year transportation expenditure plan. The plan calls for street repairs, safety and operational improvements on streets and roads, projects to reduce street and highway congestion, and the promotion of passenger rail and bus services as an alternative to travel by automobile. The City Measure K Transportation Fund is used to account for these funds, which is reflected in these financial statements of the Measure K Fund.

The City, as other like-sized cities in the State of California, maintains its accounting records on a cash basis, wherein the total cash available at any time is offset by the then recorded fund balances. This method of accounting does not recognize receivables due to the City, payables due from the City, and investments in property and equipment. However, for purposes of these financial statements of the TDA and Measure K Funds, the modified accrual basis of accounting is used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Presentation

The financial statements of the TDA Fund, Measure K Fund, and Transit Enterprise Fund of the City have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Reporting Entity

The financial statements are intended to present the financial position, results of operations, and cash flows of only transactions recorded in the TDA Fund, Measure K Fund, and Transit Enterprise Fund of the City. The funds are included in the financial statements of the City.

C. Fund Accounting

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

The TDA and Measure K Funds are governmental funds specifically categorized as special revenue funds. Special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.

The Transit Enterprise Fund is a proprietary fund specifically categorized as an enterprise fund. Enterprise funds are used to account for activities similar to those found in the private sector. The City uses an enterprise fund to account for its transit operations because fees are charged to external users for services provided.

D. Measurement Focus and Basis of Accounting

The TDA Fund and the Measure K Fund are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when they become measurable and available and expenditures are recognized when the fund liabilities are incurred. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The City uses an availability period of 60 days. Revenues that are susceptible to accrual include local transportation fund allocations and interest income.

The Transit Enterprise Fund is classified as an enterprise fund using the flow of economic resource management focus and the accrual basis of accounting, whereby revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Transit Enterprise Fund are passenger fares. Operating expenses include the cost of vehicle maintenance, administrative expenses, and depreciation on capital assets and equipment. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, and then unrestricted resources as they are needed.

E. Cash and Investments

All City monies are invested in a cash and investment pool, whereby funds can spend cash at any time without prior notice or penalty. Therefore, for purposes of the statements of cash flows, all enterprise fund cash on hand and in the pool are considered cash and cash equivalents.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

F. Interfund Transactions

During the course of operations, operating transactions occur between the TDA and Measure K Funds, where revenues are received, and other governmental funds, where expenditures occur. These transactions are classified as "intergovernmental transfers" on the statements of revenues, expenditures, and changes in fund balances.

G. Capital Assets

All purchased capital assets are valued at cost where historical cost records are available and at an estimated historical cost where no historical records exist.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Depreciation of all capital assets in the Transit Enterprise Fund is computed using the straight-line method over their estimated useful lives. Estimated useful lives of vehicles are 7 years.

H. Net Position/Fund Balance

The financial statements of the enterprise fund utilize a net position presentation. Net position is categorized as follows:

- *Net Investment in Capital Assets* – This category groups all capital assets into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction, or improvement of these assets reduce the balance in this category.

- *Restricted Net Position* – This category presents amounts with external restrictions imposed by creditors, grantors, contributors, or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

- *Unrestricted Net Position* – This category represents net position of the City, not restricted for any project or other purpose.

The City follows the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. Accordingly, governmental funds report fund balance as nonspendable, restricted, committed, assigned, or unassigned based primarily on the extent to which the City is bound to honor constraints on how specific amounts can be spent.

- *Nonspendable fund balance* – amounts that cannot be spent because they are either (a) not spendable in form or (b) legally or contractually required to be maintained intact.

- *Restricted fund balance* – amounts with constraints placed on their use that are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

- *Committed fund balance* – amounts that can only be used for specific purposes determined by formal action of the City's highest level of decision-making authority (the City Council) and that remain binding unless removed in the same manner. Committed fund balance does not lapse at year-end. The formal action must occur prior to the end of the reporting period. However, the amount which will be subject to the constraint may be determined in the subsequent period. The formal action required to commit fund balance shall be a City Council adopted resolution.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. Net Position/Fund Balance (Continued)

- *Assigned fund balance* – amounts that are constrained by the City's *intent* to be used for specific purposes. The intent can be established at either the highest level of decision-making, or by a body of an official designated for that purpose.

- *Unassigned fund balance* – the residual classification for the City's General Fund that includes amounts not contained in other classifications. In other funds, the unassigned classification is used only if expenditures incurred for specific purposes exceed the amounts restricted, committed, or assigned to those purposes.

I. New Accounting Pronouncements - Implemented

GASB Statement No. 68 – *Financial Accounting and Financial Reporting for Pensions – An Amendment of GASB Statement No. 27* improves financial reporting by state and local governments for pensions. It also improves information provided by state and local governmental employers about financial support for pensions that is provided by other entities. There was no effect on the City's accounting or financial reporting of these financial statements as a result of implementing this standard.

GASB Statement No. 69 – *Government Combinations and Disposals of Government Operations* provides specific accounting and financial reporting guidance for combinations in the governmental environment. This statement also improves the decision usefulness of financial reporting by requiring that disclosures be made by governments about combination arrangements in which they engage and for disposals of government operations. There was no effect on the City's accounting or financial reporting of these financial statements as a result of implementing this standard.

GASB Statement No. 71 – *Pension Transition for Contributions Made Subsequent to the Measurement Date* amends paragraph 137 of GASB Statement No. 68 to require that, at transition, a government recognize a beginning deferred outflow of resources for its pension contributions, if any, made subsequent to the measurement date of the beginning net pension liability. The provisions of this statement should be applied simultaneously with the provisions of GASB Statement No. 68. There was no effect on the City's accounting or financial reporting of these financial statements as a result of implementing this standard.

J. Future GASB Statements

GASB Statement No. 72 – *Fair Value Measurement Application* is set to improve financial reporting by clarifying the definition of fair value for financial reporting purposes, establishing general principles for measuring fair value, providing additional fair value application guidance, and enhancing disclosures about fair value measurements. These improvements are based in part on the concepts and definitions established in Concepts Statement No. 6, *Measurement of Elements of Financial Statements,* and other relevant literature. The requirements of this statement are effective for financial statements for period beginning after June 15, 2015. The City is assessing, but has not yet determined, the effects the implementation of this standard will have on these financial statements.

GASB Statement No. 73 – *Accounting and Financial Reporting for Pension and Related Assets That Are Not within the Scope of GASB Statement No. 68, and Amendments to Certain Provisions of GASB Statements No. 67 and No. 68* establishes standards of accounting and financial reporting for defined benefit pensions and defined contribution pensions that are provided to the employees of state and local governmental employers and are not within the scope of GASB Statement No. 68. The provisions of this statement are effective for fiscal years beginning after June 15, 2015, except those provisions that address employers and governmental non-employer contribution entities for pensions that are not within the scope of GASB Statement No. 68, which are effective for fiscal years beginning after June 15, 2016. The City is assessing, but has not yet determined, the effects the implementation of this standard will have on these financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

J. Future GASB Statements (Continued)

GASB Statement No. 74 – *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans* is to improve the usefulness of information about postemployment benefits other than pensions included in the general purpose external financial reports (financial reports) of state and local governmental benefit plans for making decisions and assessing accountability. These benefits are referred to as other postemployment benefits (OPEB), and the plans through which the benefits are provided are referred to as OPEB plans. This statement is effective for financial statements for fiscal years beginning after June 15, 2016. The City is assessing, but has not yet determined, the effects the implementation of this standard will have on these financial statements.

GASB Statement No. 75 – *Accounting and Financial Reporting for Postemployment Benefits Other Than Pension Plans* is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. This statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for all postemployment benefits (pensions and OPEB) with regard to providing decision-useful information, supporting assessments of accountability and interperiod equity, and creating additional transparency. This statement is effective for fiscal years beginning after June 15, 2017. The City is assessing, but has not yet determined, the effects the implementation of this standard will have on these financial statements.

GASB Statement No. 76 – *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments* will identify – in the context of the current governmental financial reporting environment – the sources of accounting principles used by state and local governmental entities to prepare financial statements in conformity with accounting principles generally accepted in the United States of America and the framework for selecting those principles. The requirements of this statement are effective for reporting periods beginning after June 15, 2015. The City is assessing, but has not yet determined, the effects the implementation of this standard will have on these financial statements.

GASB Statement No. 77 – *Tax Abatement Disclosures* will provide financial statement users with essential information about the nature and magnitude of the reduction in tax revenues through tax abatement programs in order to better assess (a) whether current-year revenues were sufficient to pay for current-year services, (b) compliance with finance-related legal or contractual requirements, (c) where a government's financial resources come from and how it uses them, and (d) financial position and economic condition and how they have changed over time. The requirements of this statement are effective for financial statements for periods beginning after December 15, 2015. The City is assessing, but has not yet determined, the effects the implementation of this standard will have on these financial statements.

GASB Statement No. 78 – *Pensions Provided through Certain Multiple - Employer Defined Benefit Plans*. The requirements of this statement are effective for fiscal years beginning after December 15, 2015. The City is assessing, but has not yet determined, the effects the implementation of this standard will have on these financial statements.

K. Grant

Grant revenues and receivables are recorded when eligibility requirements which have been imposed by the provider have been met. Grant sources include Federal Transit Administration (FTA), State Transit Assistance (STA), and LTF. The LTF and STA were created by the State Legislature under the TDA.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from these estimates.

M. Reclassifications

Certain amounts in the prior year financial statements have been reclassified for comparative purposes to conform to the presentation in the current year financial statements.

N. Comparative Data

Comparative totals for the prior year have been presented in the accompanying financial statements in order to provide an understanding of changes in financial position and operations of the City TDA Fund, Measure K Fund, and Transit Enterprise Fund.

NOTE 3 – CASH AND INVESTMENTS

The cash and investment balances for the City TDA Fund, Measure K Fund, and Transit Enterprise Fund are held in the City's cash and investment pool. The City maintains a cash and investment pool in order to facilitate the management of cash. Interest is allocated to its various funds based upon average cash balances. Investments held in the City's cash management pool are available on demand to the City TDA Fund, Measure K Fund, and Transit Enterprise Fund and are stated at fair value. Information regarding categorization of investments can be found in the City's financial statements.

NOTE 4 – CAPITAL ASSETS

Capital assets consisted of the following at June 30:

	Balance July 1, 2014	Additions	Deletions	Balance June 30, 2015
Transit Vehicles	$ 526,334	$ -	$ -	$ 526,334
Less: Accumulated depreciation	(146,369)	(67,053)	-	(213,422)
	$ 379,965	$ (67,053)	$ -	$ 312,912

Depreciation for the year ended June 30, 2015, was $67,053.

NOTE 5 – FARE REVENUE RATIO

The TDA funds allocated for transit purposes to the Transit Enterprise Fund are required by the San Joaquin Council of Governments to maintain a fare revenue to operating expenses ratio of not less than 10% in accordance with the TDA. The calculations of the fare revenue ratios are as follows for the years ending June 30:

	2015
Fare revenues	$ 2,640
Less: allowable exclusions	
New service line revenue - Almond Blossom Express	1,605
Net fare revenues	$ 1,035
Operating expenses	$ 124,415
Less: allowable exclusions	
New service line expense - Almond Blossom Express	(54,170)
Depreciation	(67,053)
Net operating expenses	$ 3,192
Fare revenue ratio	32.42%

As of June 30, 2015, the City met its fare revenue ratio and is in compliance with the TDA.

NOTE 6 – GRANT ADVANCES

	2015
Transit Enterprise Fund	
Grant advances - PTMISEA, beginning of year	$ 219,598
PTMISEA allocations	233,118
Interest	556
PTMISEA funds allowed	-
Grant advances - PTMISEA, end of year	$ 453,272

	2015
Transit Enterprise Fund	
Grant advances - TDA, beginning of year	$ 15,327
TDA allocations	7,000
TDA funds allowed	6,539
Grant advances - TDA, end of year	$ 28,866

Public Transportation Modernization, Improvement, and Service Enhancement Account (PTMISEA)

In November 2006, California voters passed a bond measure enacting the Highway Safety, Traffic Reduction, Air Quality, and Port Security Bond Act of 2006. Of the $19.925 billion of State general obligation bonds authorized, $4 billion was set aside by the State as instructed by statute as the PTMISEA. These funds are available to the California Department of Transportation for intercity rail projects and to transit operators in California for rehabilitation, safety or modernization improvements, capital service enhancements or expansions, new capital projects, bus rapid transit improvements, or for rolling stock procurement, rehabilitation or replacement.

NOTE 6 – GRANT ADVANCES (Continued)

During fiscal year ended June 30, 2015, the City received $233,118 in PTMISEA funds and received interest of $556 on deposits of PTMISEA funds. During the year ended June 30, 2015, $0 was disbursed.

Schedule of PTMISEA Proposition 1B Funds
For the Year Ended June 30, 2015

Description		Amount
Balance -- beginning of the year	$	219,598
Revenue:		
Interest accrued through June 30, 2015		556
State Electronic Funds Transfer -- June 24, 2015		233,118
Expenses:		-
Balance -- end of year	$	453,272

NOTE 7 – SUBSEQUENT EVENTS

Subsequent events have been evaluated through March 31, 2016, the date these financial statements were available to be issued. The City did not identify any subsequent events that require disclosure.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF RIPON
TRANSPORTATION DEVELOPMENT ACT FUND
BUDGETARY COMPARISON SCHEDULE
FOR THE FISCAL YEAR ENDED JUNE 30, 2015

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Local transportation funds and investment earnings	$ 461,857	$ 461,857	$ 505,823	$ 43,966
OTHER FINANCING USES				
Intergovernmental transfers	-	-	825,000	(825,000)
Excess (deficiency) of revenues over (under) expenditures and other financing uses	$ 461,857	$ 461,857	(319,177)	$ (781,034)
Fund balance, beginning			463,952	
Fund balance, ending			$ 144,775	

See note to required supplementary information.

CITY OF RIPON
MEASURE K FUND
BUDGETARY COMPARISON SCHEDULE
FOR THE FISCAL YEAR ENDED JUNE 30, 2015

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Measure K funds and investment earnings	$ 300,000	$ 300,000	$ 371,171	$ 71,171
EXPENDITURES				
Measure K passenger and rail	-	-	66,588	(66,588)
Excess (deficiency) of revenues over (under) expenditures and other financing uses	$ 300,000	$ 300,000	304,583	$ 4,583
Fund balance, beginning			1,136,900	
Fund balance, ending			$ 1,441,483	

See note to required supplementary information.

CITY OF RIPON
TRANSPORTATION DEVELOPMENT ACT AND MEASURE K FUNDS
NON-TRANSIT PURPOSES
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE FISCAL YEAR ENDED JUNE 30, 2015

NOTE 1 – BUDGETARY INFORMATION

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the Transportation Development Act and Measure K Funds. All appropriations lapse at year-end. The appropriate budget is prepared by department, function, and fund. The City Manager may make transfers of appropriations between departments within a fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council. The legal level of budgetary control is the object level within a fund.

NOTE 2 – EXPENDITURES OVER APPROPRIATIONS

For the fiscal year ended June 30, 2015, the Transportation Development Act and Measure K Funds have expenditures over appropriations as follows:

	Transportation Development Act Fund	Measure K Fund
Measure K passenger and rail	$ -	$ (66,588)
Intergovernmental transfers	(825,000)	-

OTHER REPORT

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BROWN ARMSTRONG
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF THE FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS* AND THE TRANSPORTATION DEVELOPMENT ACT

To the Board of Directors
San Joaquin Council of Governments
Stockton, California

To the City Council
City of Ripon
Ripon, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Transportation Development Act (TDA) Fund, Measure K Fund, and the Transit Enterprise Fund of the City of Ripon (City) as of and for the fiscal year ended June 30, 2015, and the related notes to the financial statements and have issued our report thereon dated March 31, 2016.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the TDA Fund, Measure K Fund, and the Transit Enterprise Fund financial statements are free of material misstatement, we performed tests of the City's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Our audit was further made to determine that TDA funds allocated to and received by the City were expended in conformance with applicable statutes, rules and regulations of the TDA and the allocation instructions and resolutions of the San Joaquin Council of Governments as required by Sections 6666 and 6667 of Title 21 of the California Code of Regulations. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and the TDA.

Also, as part of our audit, we performed tests of compliance to determine whether certain California (State) bond funds were received and expended in accordance with the applicable bond act and State accounting requirements. In November 2006, California voters passed a bond measure enacting the Highway Safety, Traffic Reduction, Air Quality, and Port Security Bond Act of 2006. Of the $19.925 billion of State general obligation bonds authorized, $4 billion was set aside by the State as instructed by statute as the Public Transportation Modernization, Improvement, and Service Enhancement Account (PTMISEA). These funds are available to the California Department of Transportation for intercity rail projects and to transit operators in California for rehabilitation, safety or modernization improvements, capital service enhancements or expansions, new capital projects, bus rapid transit improvements, or for rolling stock procurement, rehabilitation or replacement.

During fiscal year ended June 30, 2015, the City received $233,118 in PTMISEA funds and received interest of $556 on deposits of PTMISEA funds. During the fiscal year ended June 30, 2015, $0 was disbursed.

Schedule of PTMISEA Proposition 1B Funds
For the Year Ended June 30, 2015

Description		Amount
Balance -- beginning of the year	$	219,598
Revenue:		
Interest accrued through June 30, 2015		556
State Electronic Funds Transfer -- June 24, 2015		233,118
Expenses:		-
Balance -- end of year	$	453,272

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance relating to the Transportation Development Act Fund, Measure K Fund, and Transit Enterprise Fund and the results of that testing, and not to provide an opinion of the effectiveness of the City's internal control or on compliance relating to the Transportation Development Act Fund, Measure K Fund, and Transit Enterprise Fund. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance relating to the Transportation Development Act Fund, Measure K Fund, and Transit Enterprise Fund. Accordingly, this communication is not suitable for any other purpose.

BROWN ARMSTRONG
ACCOUNTANCY CORPOATION

Brown Armstrong
Accountancy Corporation

Bakersfield, California
March 31, 2016

RESOLUTION NO. 16-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF RIPON SETTING THE REYNOLDS AVENUE RESIDENTIAL PARKING PERMIT PROGRAM AREA

WHEREAS, Section 10.58.040 of the Ripon Municipal Code allows the Ripon City Council to designate any residential area as a residential permit parking area; and

WHEREAS, the Reynolds Avenue Residential Parking Permit Program Area will be defined as Reynolds Avenue, from Parallel Avenue to Laurelwood Lane, for property that possess residential frontage, encompassing both the north and south side of Reynolds Avenue; and

WHEREAS, the Reynolds Avenue Residential Parking Permit Programs Area will be in effect seven days a week and 24 hours a day, and be designated by street signage: and

WHEREAS, each residential applicant will be responsible for paying the required fees designated in Resolution No. 16-__ upon permit issuance: and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon that the City of Ripon does hereby approve:

The Reynolds Avenue Residential Parking Permit Area.

IT IS FURTHER RESOLVED that the Reynolds Avenue Residential Parking Permit Area will be effective 30-days from the date of passage of this resolution.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this _10th_ day of ___May____, 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON
A Municipal Corporation

By_____
JACOB PARKS, Mayor

ATTEST:

By_____
LISA ROOS, City Clerk

Ripon Police Department
Memorandum

TO: Honorable Ripon City Council

FROM: Edward Ormonde, Chief of Police

DATE: April 21, 2016

SUBJECT: Reynolds Avenue Residential Parking Permit Program Area

Honorable City Council,

In July of 2015, the police department began meeting with concerned residents in the Ripon Bluffs neighborhood regarding numerous issues stemming from reported overuse of the Ripon River Crossing Recreational Area near Reynolds Avenue. The usage of this city park has increased dramatically in recent years due to the free usage, easy access, and safety of the area.

During conversations with a neighborhood committee that was developed to represent the interest of residents in the Ripon Bluffs, concerns and fear of criminal activity, available parking, vegetation fire, and overall condition the park was being left in by some users.

Since the initial meeting, I have had ongoing communications with the committee and hosted two informational meetings for the neighborhood residents. Through these communications a plan was developed to assist residents in the area with their concerns. As part of this plan a Residential Parking Permit Program was developed into an ordinance.

After a show of significant interest by residents, a vote for a Parking Permit Program was conducted of Ripon Bluffs neighborhood in March. The vote did not receive enough returned yes ballots to pass.

As a result of the first vote, a committee for the residents on Reynolds Avenue requested a secondary vote for a Residential Parking Permit on Reynolds Avenue only. The vote received 13 yes votes, zero no votes, and three ballots were not returned. With a majority of the ballots returned, and meeting the 2/3rds requirement showing support for the designated residential parking permit area I am requesting the approval of the attached resolution setting Reynolds Avenue as The Reynolds Avenue Residential Parking Permit Area.

Respectfully,

Edward Ormonde

Edward Ormonde
Chief of Police

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON
APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT
FOR THE FISCAL YEAR **2016-2017**
PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR
THE CITY OF RIPON LIGHTING DISTRICT
CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA**;**
DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSEMENT FOR
THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY
COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT;
AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, previous hereto pursuant to Resolution No. 16-07 entitled A Resolution of the City Council of the City of Ripon Ordering the City Engineer to Prepare on behalf of the City of Ripon the Engineer's Annual Assessment Report Pertaining to the Annual Assessments for City of Ripon Lighting District, City of Ripon, County of San Joaquin, California, City of Ripon, County of San Joaquin, California, commonly known as City of Ripon Lighting District, City of Ripon, County of San Joaquin, California, the City Engineer was directed to prepare and file with the City Clerk an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972, as amended;

WHEREAS, the City Engineer has now prepared his report in accordance with provisions of the Landscaping and Lighting Act of 1972, as amended, pertaining to the levying of the annual assessments for the fiscal year 2016-2017 , within the boundaries of said Assessment District and on the real property located therein. Said report was filed with the City Clerk on the 10th day of May , 2016 .

WHEREAS, the City Council has now examined said report pertaining to the levying of an annual assessment for the maintenance of the improvements previously installed within City of Ripon Lighting District, City of Ripon, County of San Joaquin, California.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon as follows:

1. The City of Ripon Lighting District is commonly known as City of Ripon Lighting District and it's location and boundaries are described in Resolution of Intention No. 04-66 of the City Council, dated November 2, 2004 and are as shown in the assessment diagram and boundary map therefore, and consist of all lots contained within the City of Ripon Lighting District, City of Ripon, County of San Joaquin, California and all proposed future lots as shown on the assessment diagram and boundary map. The report of the City Engineer contains a full and detailed description of the improvements, boundaries of Assessment for City of Ripon Lighting District, City of Ripon, County of San Joaquin, California and any zones therein, and the proposed assessments upon assessable lots and parcels of land within.

2. The City Council does hereby approve and adopt the report of the City Engineer for City of Ripon Lighting District, City of Ripon, County of San Joaquin, California pertaining to the proposed annual assessments within said District filed with the City Clerk on the 10th day of May , 2016 .

3. The City Council finds that the public interest and convenience require, and thus the City Council intends to levy and collect assessments within City of Ripon Lighting District, City of Ripon, County of San Joaquin, California for the fiscal year 2016-2017 as stated in the report of the City Engineer.

4. No substantial changes are proposed to the existing improvements and their maintenance within City of Ripon Lighting District, City of Ripon, and County of San Joaquin, California. The levying and collection of the assessments as stated in the report of the City Engineer are for the maintenance of the improvements previously installed within City of Ripon Lighting District, City of Ripon, and County of San Joaquin, California.

BE IT FURTHER RESOLVED as follows:

1. Notice is hereby given that the 12th day of July , 2016 , at the hour of 6 PM in the Council Chambers, Ripon City Hall, 259 N. Wilma Avenue, Ripon, California, or as soon thereafter as the matter can be heard, is the time and place fixed by this Council for the hearing of any protests or objections in reference to the levying of the annual assessments proposed for City of Ripon Lighting District, City of Ripon, County of San Joaquin, California as stated in the report of the City Engineer and any other matters contained therein. Any person who wishes to object may file a written protest with the City Clerk prior to the time set and scheduled for the public hearing or may appear in person at the time and place and be heard in reference thereto.

2. The City Clerk is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation in the City of Ripon at least once. Said publication is to be completed at least ten (10) days before the date of said public hearing.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
Jacob Parks, Mayor

ATTEST:

By: _____
Lisa Roos, City Clerk

CITY OF RIPON

CITY OF RIPON LIGHTING DISTRICT
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT
(Preliminary)

259 N. Wilma Avenue
Ripon, CA 95366
(209)599-2108

SECTION I – INTRODUCTION

The purpose of this report is to provide information on the assessment for street lighting services within the Ripon Lighting District, and is provided pursuant to the requirements of California Constitution Article 13D, Section 4(b). It was presented to the City of Ripon City Council for approval at a Public Hearing regarding the proposed assessment on May 10, 2016. The report is filed with and is available for review at the Office of the City Clerk of the City of Ripon.

SECTION II – DISTRICT

The District was formed pursuant to the provisions of the Landscaping and Lighting Act of 1972, as amended, which provides street lighting in and around the Ripon City limits and is considered a District pursuant to the definitions of the California Constitution Article 13D, Section 2(d). A district is an area determined by an agency to contain all parcels which receive a special benefit from a public improvement or property-related service. The District is located in the southeast portion of the County as shown on *Exhibit A.*

SECTION III – DESCRIPTION OF SERVICES

Assessments are used to pay for the expenses of maintaining and operating the district's street lighting system. Maintenance and operation expenses include the repair, replacement, rehabilitation, fuel, power electrical current, care and supervision necessary to operate and maintain the permanent public improvements.

The street lighting system was installed to illuminate the public roadways for enhanced visibility at night. The street lighting system consists of:

See *Exhibit C* for a detailed list of Street Lights.

# of Street Lights	Type	Lumens	Watts
1	Induction	2,200	40
297	Induction	3,000	55
25	High Pressure Sodium Vapor	5,800	70
266	Induction	4,800	85
20	Induction	12,000	165
1	Mercury Vapor	7,500	175
384	High Pressure Sodium Vapor	9,500	100
101	High Pressure Sodium Vapor	16,000	150
133	Induction	10,900	150
68	High Pressure Sodium Vapor	22,000	200
3	High Pressure Sodium Vapor	26,000	250
1	High Pressure Sodium Vapor	46,000	400
3	Light Emitting Diode	10,900	106
8	Light Emitting Diode	4,800	35
1311			

SECTION IV – FISCAL YEAR 2015-16 BUDGET

EXPENDITURES	
Cost of Energy for current Street Light Inventory (MID & PG&E)	$184,281
Debt Service (Purchased MID Electroliers - Annual Pymt. due 10/16)	$39,147
City of Ripon Maintenance & Administrative Costs	$36,877
Total Expenditures	$260,305
REVENUE	
Property Taxes & Miscellaneous	
Proposed Assessment ($42/SFE)	$260,000
Total Revenue	$260,000

SECTION V – ASSESSMENT

The street light assessment for the District has been developed with the following considerations:

a) Property tax, interest, service charge and/or assessment revenues collected should equal maintenance and operation cost once an appropriate reserve fund has been established.

b) Reserve funds should be available to cover the cost of equipment most likely to fail in a given year and for future facility replacement.

Assessments are apportioned to the benefit received. Assessments are collected by placement upon the San Joaquin County tax roll or through billing for parcels that receive benefit but are not on the tax roll.

Total projected SFE Units FY 2016-17	6190
Proposed Assessment	$42
TOTAL ASSESSMENT REVENUE	$260,000

SECTION VI – DISCUSSION OF SPECIAL BENEFIT

All assessment proceeds derived from the service charges or assessments received by District will be utilized to fund the cost of providing a level of "special benefit" in the form of maintenance and operation of the District street lighting system. The facilities being maintained are a special benefit to those properties within the District and are not enjoyed by property outside the District. Without the revenues produced by the assessment of the District, the properties located within the District would not receive the service provided. It is therefore concluded that the facilities funded by the assessment are of special benefit to the properties located within the District's jurisdictional boundary.

SECTION VII – METHOD OF ASSESSMENT APPORTIONMENT

The assessment for street lighting service within District is expressed as a Single Family Equivalent (SFE) Unit. A SFE Unit refers to the benefit a single-family dwelling unit on one parcel would receive. This SFE method of apportionment of cost is commonly used to distribute service charges and assessments in proportion to estimated special benefit received and is generally recognized as providing the basis for a fair and appropriate distribution.

All properties that receive services are receiving special benefit and are assessed in SFEs proportionate to the benefit received. All uses are assigned the following SFE values:

A. Residential Properties.

1) Single Dwelling – 1 SFE
Traditional houses, Condominiums and townhouses are included within this category.

2) Multi-Family Units – 1 SFE per unit
For multi-family housed parcels such as a duplex or mobile home, a SFE unit is Assigned for each living unit.

3) Vacant – 1 SFE

B. Commercial/Industrial Properties

1) Commercial/Industrial – 1 SFE for first 75’ of frontage plus 1 SFE for each additional 50’ of frontage.

2) Vacant (Service Available) – 1 SFE

C. Agricultural Related

1) All – 1 SFE

D. Other Properties

All other land use types that receive lighting service are receiving special benefit and are assessed a minimum of one SFE. Those properties that receive no benefit such as easements or right of ways are not assessed.

The Ripon Lighting District consists of 5,261 lots and assessor parcels which are subject to assessment. The assessment is apportioned to the lots and assessor parcels according to the above method of apportionment. The assessment for each parcel is shown on *Exhibit B.*

SECTION VIII – ADJUSTMENTS AND APPEALS

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information, may contact the Department of Public Works. The Department of Public Works will promptly review the appeal and respond to the appellant. The adjustment to the service charges or assessment may be made based on site-specific information. If any changes are warranted, the correction will be made to the tax roll listing.

SECTION IX – LIST OF EXHIBITS

Exhibit A – Vicinity Map (attached)

Exhibit B – Assessment and Exceptions Listing

Exhibit C – PG&E and MID Data Base List

Exhibit B and Exhibit C are located and available for review at the Engineering Secretary's desk as they are too voluminous to include in report.

AGENDA ITEM TRANSMITTAL

From: James Pease

City Council Meeting Date: 5/10/16

For Placement on Agenda as: Consent Calendar

Description:
Requesting Council adopt the (1) Resolution(s) approving the City Engineer's Preliminary Annual Assessment Report(s) for the Fiscal Year 2016-2017 pertaining to the levying of annual assessments for the following assessment districts:

(a) Assessment District No. 96-1 (Boesch-Kingery Estates)
(b) Assessment District No. 02-1 (Carolina's Landscape Maintenance District)
(c) Assessment District No. 07-1 (Cornerstone 1 Landscape Maintenance District)
(d) Assessment District No. 89-2 (Country Woods Unit No. 2 & Zumstein Estates Subdivisions)
(e) Assessment District No. 89-1 (Dutch Meadows)
(f) Assessment District No. 92-1 (Farmland Estates)
(g) Assessment District No. 98-1 (Jacob's Landing)
(h) Assessment District No. 94-1 (Main Street Landscape Maintenance District)

(2) Resolution declaring its intention to levy and collect the annual assessment for the maintenance of certain improvements previously approved by the City Council as a part of the formation of said assessment districts; and (3) Setting a time and place for a Public Hearing theron.

Support Documentation Attached: Resolutions
Preliminary Annual Reports

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON
APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT
FOR THE FISCAL YEAR **2016-2017**
PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR
ASSESSMENT DISTRICT NO. 96-1,
CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA,
COMMONLY KNOWN AS **BOESCH-KINGERY ESTATES;**
DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSEMENT FOR
THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY
COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT;
AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, previous hereto pursuant to Resolution No. 16-07 entitled A Resolution of the City Council of the City of Ripon Ordering the City Engineer to Prepare on behalf of the City of Ripon the Engineer's Annual Assessment Report Pertaining to the Annual Assessments for Assessment District No. 96-1, City of Ripon, County of San Joaquin, California, commonly known as Boesch-Kingery Estates, the City Engineer was directed to prepare and file with the City Clerk an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972, as amended;

WHEREAS, the City Engineer has now prepared his report in accordance with provisions of the Landscaping and Lighting Act of 1972, as amended, pertaining to the levying of the annual assessments for the fiscal year 2016-2017 , within the boundaries of said Assessment District and on the real property located therein. Said report was filed with the City Clerk on the 10th day of May , 2016 ; and

WHEREAS, the City Council has now examined said report pertaining to the levying of an annual assessment for the maintenance of the improvements previously installed within Assessment District No. 96-1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon as follows:

1. Assessment District No. 96-1 is commonly known as Boesch-Kingery Estates. Assessment District No. 96-1's location and boundaries are described in Resolution of Intention No. 96-17 of the City Council, dated April 2, 1996 and are as shown in the assessment diagram and boundary map therefore, and consist of all lots contained within Boesch-Kingery Estates and all proposed future lots as shown on the assessment diagram and boundary map. The report of the City Engineer contains a full and detailed description of the improvements, boundaries of Assessment District No. 96-1 and any zones therein, and the proposed assessments upon assessable lots and parcels of land within.

2. The City Council does hereby approve and adopt the report of the City Engineer for Assessment District No. 96-1 pertaining to the proposed annual assessments within said District filed with the City Clerk on the 10th day of May , 2016 .

3. The City Council finds that the public interest and convenience require, and thus the City Council intends to levy and collect assessments within Assessment District No. 96-1for the fiscal year 2016-2017 as stated in the report of the City Engineer.

4. No substantial changes are proposed to the existing improvements and their maintenance within Assessment District No. 96-1. The levying and collection of the assessments as stated in the report of the City Engineer are for the maintenance of the improvements previously installed within Assessment District No. 96-1.

BE IT FURTHER RESOLVED as follows:

1. Notice is hereby given that the 2016 day of 12th , July , at the hour of 2016 in the Council Chambers, Ripon City Hall, 259 N. Wilma Avenue, Ripon, California, or as soon thereafter as the matter can be heard, is the time and place fixed by this Council for the hearing of any protests or objections in reference to the levying of the annual assessments proposed for Assessment District No. 96-1 as stated in the report of the City Engineer and any other matters contained therein. Any person who wishes to object may file a written protest with the City Clerk prior to the time set and scheduled for the public hearing or may appear in person at the time and place and be heard in reference thereto.

2. The City Clerk is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation in the City of Ripon at least once. Said publication is to be completed at least ten (10) days before the date of said public hearing.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this _____ day of 6 PM , by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
Jacob Parks, Mayor

ATTEST:

By: _____
Lisa Roos, City Clerk

CITY OF RIPON

BOESCH-KINGERY ESTATES
LANDSCAPE MAINTENANCE DISTRICT NO. 96-1
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT
(Preliminary)

259 N. Wilma Avenue
Ripon, CA 95366
(209)599-2108

ANNUAL ASSESSMENT REPORT

BOESH-KINGERY SUBDIVISION
LANDSCAPE MAINTENANCE DISTRICT NO. 96-1

WHEREAS, the City Council of the City of Ripon, San Joaquin County, California, pursuant to the provisions of the Landscape and Lighting Act of 1972, adopted its Resolution ordering the preparation of a report for formation of a street lighting and landscape district for the maintenance of the public improvements more particularly therein described.

WHEREAS, said Resolution directed the undersigned to make and file a report presenting a general description of plans and specifications for the proposed improvements, estimate of costs and diagram and assessment of the upon the land within the assessment district, to which Resolution reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby assess and apportion the total amount of the costs and expenses of the maintenance and servicing of said improvements upon the subdivisions of land liable therefore and benefited thereby all as is more particularly set forth in the assessment roll filed herewith, and incorporated herein. The numbers of said assessment roll correspond with the assigned number upon the assessment diagram filed herewith.

As required by said Act, a diagram is hereto attached showing the assessment district and also the boundaries of the respective parcels of land within said assessment district as the same existed at the time of the passage of said Resolution, each of which parcels having been given a separate number upon said diagram.

Said assessment is made upon the several parcels of land within said assessment district in proportion to the estimated benefits to be received by said parcels respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Dated this _____ day of _____, 2016

By: _____
Kevin Werner, P.E.
City Administrator / City Engineer

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SECTION I – PLANS AND SPECIFICATIONS

BOUNDARIES OF DISTRICT

The boundaries of the Assessment District are described in the Resolution of Intention by the City Council of the City of Ripon (Resolution No. 96-17) dated April 2, 1996 and as shown on the Assessment Diagram and Boundary Map attached.

DESCRIPTION OF WORK

The improvements to be maintained by this District shall include the following:

1. A masonry wall in an area generally located from the back of curb to the right-of-way line in Boesch/Kingery Estates Park, along the north side of Milgeo Avenue from approximately Ridge Road to North Stockton Avenue, and along the west side of North Stockton Avenue from Milgeo Avenue to approximately 350 LF north of Boesch Drive.

2. Landscape items consisting of various trees and plants per the approved plan including an automatic timer controlled sprinkler system to provide water for said trees and plants. All landscaping is between above described masonry wall and back of sidewalk.

The plans for these improvements are on file in the City Hall of the City of Ripon and were prepared by The Design Group at Grover Landscaping, Inc. and dated June 6, 1995.

SECTION II – ESTIMATE OF COSTS OF IMPROVEMENTS

ENGINEER'S ESTIMATE OF MAINTENANCE COST

The landscaping, irrigation system and access control wall will be maintained by City of Ripon personnel. The City estimates that the cost to perform maintenance for 20,240 sq. ft. of landscaped area and improvements for the period July 1, 2016 through June 30, 2017 will amount to $6,060.52. Some of the items included are: water for plants and trees, weeding, pruning, replacement of trees and plants, wall maintenance, graffiti removal, and to maintain and replace, if necessary, irrigation controller, all sprinkler lines and sprinkler heads. The above listed items may not be all inclusive.

At the end of the fiscal year, a new estimate of maintenance costs will be made for the following fiscal year. Each succeeding year this procedure shall be repeated.

City Maintenance Costs	
Equipment & Tools	$50.00
Labor	$4,460.52
Landscape Maintenance	$500.00
Remove Graffiti from Wall	$100.00
Structural Repair for Wall	$100.00
Utilities	$100.00
Total City Maintenance Costs	$5,310.52
Incidental Costs	
City Administrative Costs	$400.00
Engineering Costs	$100.00
Legal Costs	$100.00
Publishing Legal Notices	$50.00
SJ County Auditor	$100.00
Total Incidental Costs	$750.00
Total Estimated Costs	$6,060.52
AMOUNT TO BE ASSESSED	**$6,060.52**

INCOME/EXPENSES

Year	Income		Expenses		Surplus (Deficit)	
95-96	0.00		255.99		($256.00)	
96-97	7,550.76		3,230.05		$4,064.71	
97-98	7,097.27		2,917.00		$8,244.98	
98-99	6,060.52		3,647.00		$10,658.50	
99-00	6,060.52		3,396.58		$13,322.44	
00-01	6,060.52		2,555.98		$16,826.98	
01-02	6,060.52		2,862.92		$20,024.58	
02-03	6,060.52		3,254.52		$22,830.58	
03-04	6,060.52		2,815.46		$26,075.64	
04-05	5,999.92		4,569.02		$27,506.54	
05-06	6,060.52		5,660.30		$27,906.76	
06-07	6,060.52		3,863.14		$30,104.14	
07-08	6,060.52		7,540.24		$28,624.42	
08-09	6,060.52		6,856.84		$27,828.10	
09-10	6,060.52		7,020.57		$26,868.05	
10-11	6,060.52		2,395.50		$30,533.07	
11-12	6,060.52		3,724.03		$32,869.56	
12-13	9,272.60		3,192.21		$38,949.95	
13-14	6,060.52		2,997.50		$42,012.97	
14-15	6,060.52		3,249.08		$44,824.41	
15-16	6,060.52	E	3,075.36	E	$47,809.57	E
16-17	6,060.52	E				

All figures reflect Actual unless noted
"E" - Estimate

SECTION III – METHOD OF ASSESSMENT SPREAD

The basic objective of the Assessment Spread is to distribute costs in accordance with the benefits received. Costs have been spread equally to each residential lot as follows:

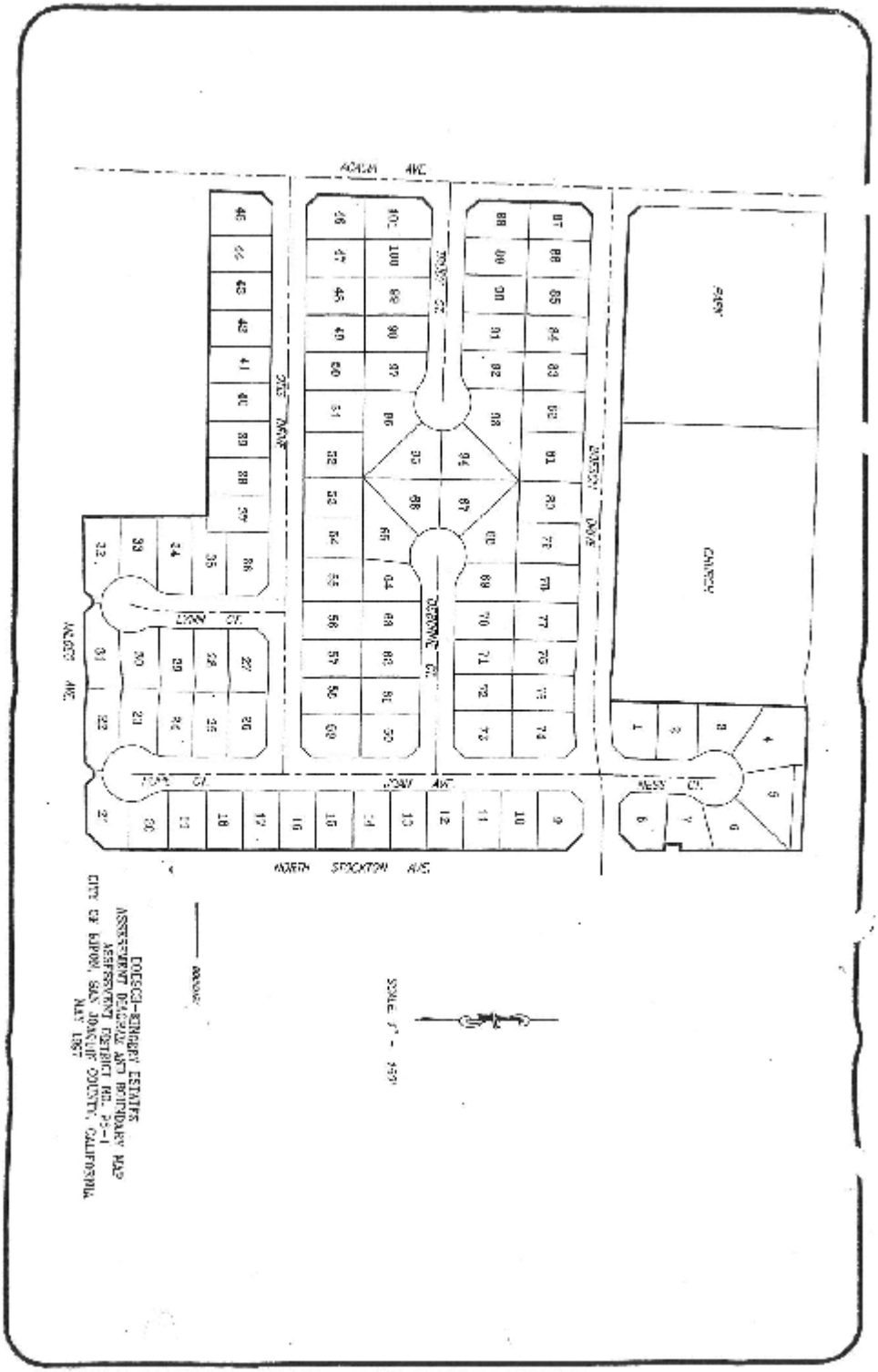
a) The improvements described in the Description of Work have been completed and were accepted on October 9, 1996.

b) All lots, 1 through 101 are being assessed equally for the estimated costs of maintenance for the Fiscal Year 2016-2017.

c) Lots numbered 1 through 103 are shown on the recorded subdivision map of Boesch / Kingery Estates, Tract #2323.

SECTION IV – ASSESSMENT DIAGRAM AND BOUNDRY MAP

The Assessment Diagram and Boundary Map for this district is attached to these documents and is made a part hereof. It consists of all lots contained within Boesch-Kingery subdivision, all as shown on the Assessment Diagram and Boundary Map.


ACACIA AVE.
PARK
CHURCH
NORTH STOCKTON AVE.
SCALE 1" = 150'
DOESCHER-BERGER ESTATES
ASSESSMENT DISTRICT AND BOUNDARY MAP
ASSESSMENT DISTRICT NO. 85-1
CITY OF EDMONDS, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 1987

SECTION V – ASSESSMENT ROLL

Boesch-Kingery
Assessment District 96-1
Total Lots: 103 (103) lots assessed @ $58.84

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
261-440-01	1	1.00	58.84	82340
261-440-02	2	1.00	58.84	82340
261-440-03	3	1.00	58.84	82340
261-440-04	4	1.00	58.84	82340
261-440-05	5	1.00	58.84	82340
261-440-06	6	1.00	58.84	82340
261-440-07	7	1.00	58.84	82340
261-440-08	8	1.00	58.84	82340
261-440-09	9	1.00	58.84	82340
261-440-10	10	1.00	58.84	82340
261-440-11	11	1.00	58.84	82340
261-440-12	12	1.00	58.84	82340
261-440-13	13	1.00	58.84	82340
261-440-14	14	1.00	58.84	82340
261-450-01	15	1.00	58.84	82340
261-450-02	16	1.00	58.84	82340
261-450-03	17	1.00	58.84	82340
261-450-04	18	1.00	58.84	82340
261-450-05	19	1.00	58.84	82340
261-450-06	20	1.00	58.84	82340
261-450-07	21	1.00	58.84	82340
261-450-08	22	1.00	58.84	82340
261-450-09	23	1.00	58.84	82340
261-450-10	24	1.00	58.84	82340
261-450-11	25	1.00	58.84	82340
261-450-12	26	1.00	58.84	82340
261-450-13	27	1.00	58.84	82340
261-450-14	28	1.00	58.84	82340
261-450-15	29	1.00	58.84	82340
261-450-16	30	1.00	58.84	82340
261-450-17	31	1.00	58.84	82340
261-450-18	32	1.00	58.84	82340
261-450-19	33	1.00	58.84	82340
261-450-20	34	1.00	58.84	82340

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
261-450-21	35	1.00	58.84	82340
261-450-23	37	1.00	58.84	82340
261-450-24	38	1.00	58.84	82340
261-450-25	39	1.00	58.84	82340
261-450-26	40	1.00	58.84	82340
261-450-27	41	1.00	58.84	82340
261-450-28	42	1.00	58.84	82340
261-450-29	43	1.00	58.84	82340
261-450-30	44	1.00	58.84	82340
261-450-31	45	1.00	58.84	82340
261-450-32	46	1.00	58.84	82340
261-450-33	47	1.00	58.84	82340
261-450-34	48	1.00	58.84	82340
261-450-35	49	1.00	58.84	82340
261-450-36	50	1.00	58.84	82340
261-450-37	51	1.00	58.84	82340
261-450-38	52	1.00	58.84	82340
261-450-39	53	1.00	58.84	82340
261-450-40	54	1.00	58.84	82340
261-450-41	55	1.00	58.84	82340
261-450-42	56	1.00	58.84	82340
261-450-43	57	1.00	58.84	82340
261-450-44	58	1.00	58.84	82340
261-440-15	60	1.00	58.84	82340
261-440-16	61	1.00	58.84	82340
261-440-17	62	1.00	58.84	82340
261-440-18	63	1.00	58.84	82340
261-440-19	64	1.00	58.84	82340
261-440-20	65	1.00	58.84	82340
261-440-21	66	1.00	58.84	82340
261-440-22	67	1.00	58.84	82340
261-440-23	68	1.00	58.84	82340
261-440-24	69	1.00	58.84	82340
261-440-25	70	1.00	58.84	82340
261-440-26	71	1.00	58.84	82340
261-440-27	72	1.00	58.84	82340
261-440-28	73	1.00	58.84	82340
261-440-29	74	1.00	58.84	82340
261-440-30	75	1.00	58.84	82340
261-440-31	76	1.00	58.84	82340

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
261-440-32	77	1.00	58.84	82340
261-440-33	78	1.00	58.84	82340
261-440-34	79	1.00	58.84	82340
261-440-35	80	1.00	58.84	82340
261-440-36	81	1.00	58.84	82340
261-440-37	82	1.00	58.84	82340
261-440-38	83	1.00	58.84	82340
261-440-39	84	1.00	58.84	82340
261-440-40	85	1.00	58.84	82340
261-440-41	86	1.00	58.84	82340
261-440-42	87	1.00	58.84	82340
261-440-43	88	1.00	58.84	82340
261-440-44	89	1.00	58.84	82340
261-440-45	90	1.00	58.84	82340
261-440-46	91	1.00	58.84	82340
261-440-47	92	1.00	58.84	82340
261-440-48	93	1.00	58.84	82340
261-440-49	94	1.00	58.84	82340
261-440-50	95	1.00	58.84	82340
261-440-51	96	1.00	58.84	82340
261-440-52	97	1.00	58.84	82340
261-440-53	98	1.00	58.84	82340
261-440-54	99	1.00	58.84	82340
261-440-55	100	1.00	58.84	82340
261-440-56	101	1.00	58.84	82340
261-450-46	A	1.00	58.84	82340
261-450-47	B	1.00	58.84	82340
261-450-48	C	1.00	58.84	82340
261-450-49	D	1.00	58.84	82340
			6060.52	

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON
APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT
FOR THE FISCAL YEAR **2016-2017**
PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR
ASSESSMENT DISTRICT NO. 02-1,
CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA,
COMMONLY KNOWN AS **CAROLINA'S LANDSCAPE MAINTENANCE DISTRICT;**
DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSEMENT FOR
THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY
COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT;
AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, previous hereto pursuant to Resolution No. 16-07 entitled A Resolution of the City Council of the City of Ripon Ordering the City Engineer to Prepare on behalf of the City of Ripon the Engineer's Annual Assessment Report Pertaining to the Annual Assessments for Assessment District No. 02-1, City of Ripon, County of San Joaquin, California, commonly known as Carolina's Landscape Maintenance District, the City Engineer was directed to prepare and file with the City Clerk an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972, as amended;

WHEREAS, the City Engineer has now prepared his report in accordance with provisions of the Landscaping and Lighting Act of 1972, as amended, pertaining to the levying of the annual assessments for the fiscal year 2016-2017 , within the boundaries of said Assessment District and on the real property located therein. Said report was filed with the City Clerk on the 10th day of May , 2016 ; and

WHEREAS, the City Council has now examined said report pertaining to the levying of an annual assessment for the maintenance of the improvements previously installed within Assessment District No. 02-1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon as follows:

1. Assessment District No. 02-1 is commonly known as Carolina's Landscape Maintenance District. Assessment District No. 02-1's location and boundaries are described in Resolution of Intention No. 02-76 of the City Council, dated August 6, 2002 and are as shown in the assessment diagram and boundary map therefore, and consist of all lots contained within Carolina's Landscape Maintenance District and all proposed future lots as shown on the assessment diagram and boundary map. The report of the City Engineer contains a full and detailed description of the improvements, boundaries of Assessment District No. 02-1 and any zones therein, and the proposed assessments upon assessable lots and parcels of land within.

2. The City Council does hereby approve and adopt the report of the City Engineer for Assessment District No. 02-1 pertaining to the proposed annual assessments within said District filed with the City Clerk on the 10th day of May , 2016 .

3. The City Council finds that the public interest and convenience require, and thus the City Council intends to levy and collect assessments within Assessment District No. 02-1 for the Fiscal Year 2016-2017 as stated in the report of the City Engineer.

4. No substantial changes are proposed to the existing improvements and their maintenance within Assessment District No. 02-1. The levying and collection of the assessments as stated in the

report of the City Engineer are for the maintenance of the improvements previously installed within Assessment District No. 02-1.

BE IT FURTHER RESOLVED as follows:

1. Notice is hereby given that the 2016 day of 12th , July , at the hour of 2016 in the Council Chambers, Ripon City Hall, 259 N. Wilma Avenue, Ripon, California, or as soon thereafter as the matter can be heard, is the time and place fixed by this Council for the hearing of any protests or objections in reference to the levying of the annual assessments proposed for Assessment District No. 02-1 as stated in the report of the City Engineer and any other matters contained therein. Any person who wishes to object may file a written protest with the City Clerk prior to the time set and scheduled for the public hearing or may appear in person at the time and place and be heard in reference thereto.

2. The City Clerk is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation in the City of Ripon at least once. Said publication is to be completed at least ten (10) days before the date of said public hearing.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 6 PM day of , by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
Jacob Parks, Mayor

ATTEST:

By: _____
Lisa Roos, City Clerk

CITY OF RIPON

CAROLINA'S SUBDIVISION
LANDSCAPE MAINTENANCE DISTRICT NO. 02-1
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT
(Preliminary)

259 N. Wilma Avenue
Ripon, CA 95366
(209)599-2108

ANNUAL ASSESSMENT REPORT

CAROLINA'S SUBDIVISION
LANDSCAPE MAINTENANCE DISTRICT NO. 02-1

WHEREAS, the City Council of the City of Ripon, San Joaquin County, California, pursuant to the provisions of the Landscape and Lighting Act of 1972, adopted its Resolution ordering the preparation of a report for formation of a street lighting and landscape district for the maintenance of the public improvements more particularly therein described.

WHEREAS, said Resolution directed the undersigned to make and file a report presenting a general description of plans and specifications for the proposed improvements, estimate of costs and diagram and assessment of the upon the land within the assessment district, to which Resolution reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby assess and apportion the total amount of the costs and expenses of the maintenance and servicing of said improvements upon the subdivisions of land liable therefore and benefited thereby all as is more particularly set forth in the assessment roll filed herewith, and incorporated herein. The numbers of said assessment roll correspond with the assigned number upon the assessment diagram filed herewith.

As required by said Act, a diagram is hereto attached showing the assessment district and also the boundaries of the respective parcels of land within said assessment district as the same existed at the time of the passage of said Resolution, each of which parcels having been given a separate number upon said diagram.

Said assessment is made upon the several parcels of land within said assessment district in proportion to the estimated benefits to be received by said parcels respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Dated this _____ day of _____, 2016

By: _____
Kevin Werner, P.E.
City Administrator / City Engineer

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SECTION I – PLANS AND SPECIFICATIONS

BOUNDARIES OF DISTRICT

The boundaries of the Assessment District are described in the Resolution of Intention by the City Council of the City of Ripon (Resolution No. 02-52) dated May 21, 2002 and as shown on the Assessment Diagram and Boundary Map attached.

DESCRIPTION OF WORK

The improvements to be maintained by this District shall include the following:

1. Waterfall and Landscape area located at Milgeo Road and John Roos Avenue.

2. Planter area located in the center of Mount Airy Court.

The plans for these improvements are on file in the City Hall of the City of Ripon and were prepared by SKW & Associates and dated September 4, 2001.

SECTION II – ESTIMATE OF COSTS OF IMPROVEMENTS

ENGINEER'S ESTIMATE OF MAINTENANCE COST

The landscaping, irrigation system and access control wall will be maintained by City of Ripon personnel. The City estimates that the cost to perform maintenance for landscaped planter area in the center of Mount Airy Court and the waterfall and landscape area at Milgeo Road and John Roos Avenue for the period July 1, 2016 through June 30, 2017 will amount to $12,578.46. Some of the items included are: water for plants and trees, weeding, pruning, replacement of trees and plants, maintenance of waterfall, graffiti removal, and to maintain and replace, if necessary, all sprinkler lines and sprinkler heads. The above listed items may not be all inclusive.

At the end of the fiscal year, a new estimate of maintenance costs will be made for the following fiscal year. Each succeeding year this procedure shall be repeated.

City Maintenance Costs	
Equipment & Tools	$50.00
Labor	$10,108.46
Landscape Maintenance	$485.00
Remove Graffiti from Waterfall	$100.00
Repair for Waterfall	$385.00
Utilities	$200.00
Total City Maintenance Costs	$11,328.46
Incidental Costs	
City Administrative Costs	$900.00
Engineering Costs	$100.00
Legal Costs	$100.00
Publishing Legal Notices	$50.00
SJ County Auditor	$100.00
Total Incidental Costs	$1,250.00
Total Estimated Costs	$12,578.46
AMOUNT TO BE ASSESSED	**$12,578.46**

INCOME/EXPENSES

Year	Income		Expenses		Surplus (Deficit)	
01-02	0.00		22.75		($22.75)	
02-03	0.00		623.43		($646.18)	
03-04	5,336.00		4,334.92		$354.90	
04-05	6,866.00		348.00		$6,872.90	
05-06	7,283.00		6,597.00		$7,558.90	
06-07	7,647.15		6,783.00		$8,423.05	
07-08	8,029.51		6,762.00		$9,690.56	
08-09	8,431.00		9,597.00		$8,524.56	
09-10	8,667.74		10,905.12		$6,287.18	
10-11	9,248.85		9,613.11		$5,922.92	
11-12	11,825.21		12,617.83		$5,130.30	
12-13	15,831.22		44,457.34		($23,495.82)	
13-14	10,864.56		14,107.97		($26,739.23)	
14-15	11,408.60		6,055.96		($21,386.59)	
15-16	11,979.32	E	3,696.96	E	($13,104.23)	E
16-17	12,578.46	E				

All figures reflect Actual unless noted
"E" - Estimate

SECTION III – METHOD OF ASSESSMENT SPREAD

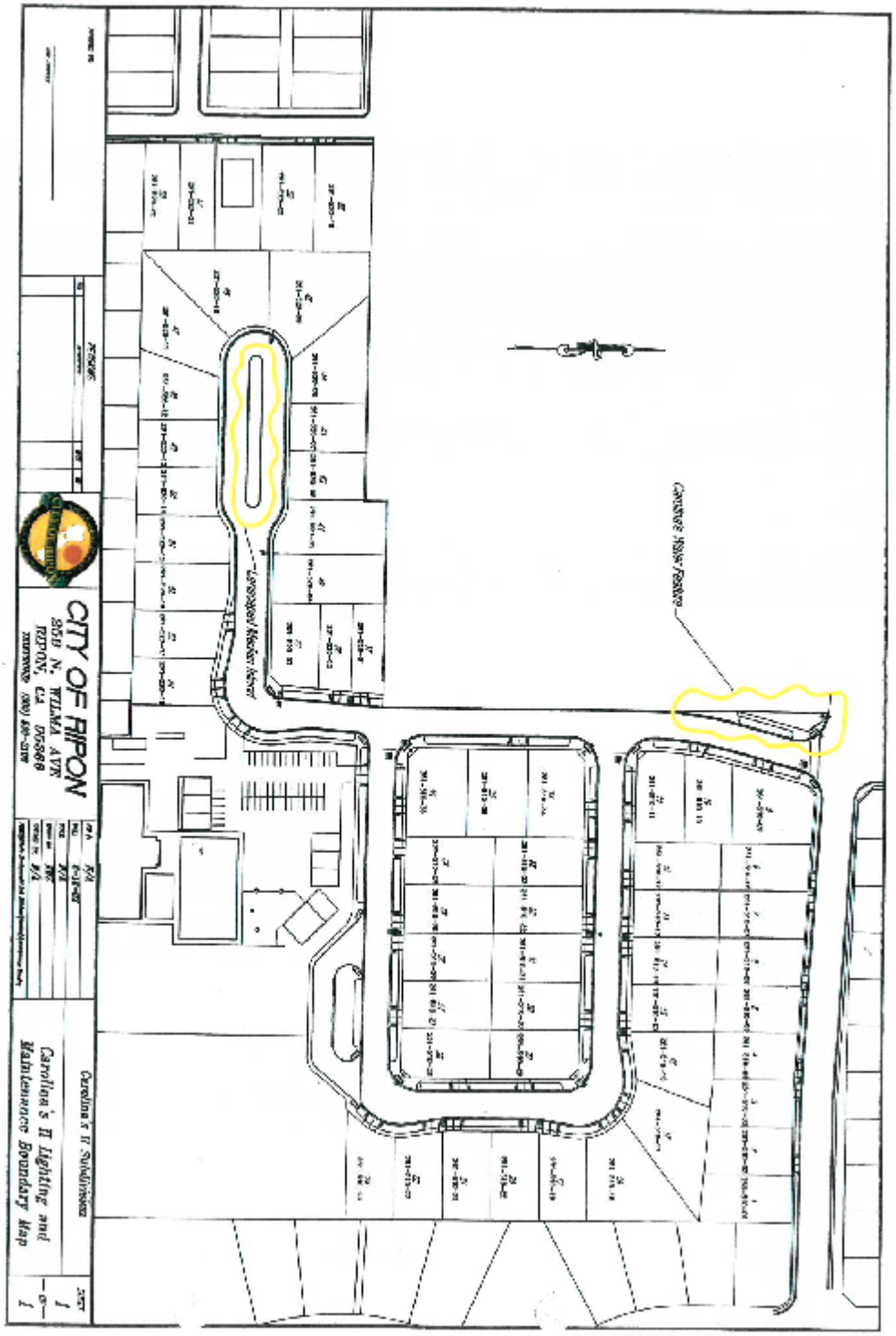
The basic objective of the Assessment Spread is to distribute costs in accordance with the benefits received. Costs have been spread equally to each residential lot as follows:

a) The improvements described in the Description of Work have been completed and were accepted on April 23, 2002.

b) All lots are being assessed equally for the estimated costs of maintenance for the Fiscal Year 2016-2017.

SECTION IV – ASSESSMENT DIAGRAM AND BOUNDRY MAP

The Assessment Diagram and Boundary Map for this district is attached to these documents and is made a part hereof. It consists of all lots contained within Carolina's Subdivision, all as shown on the Assessment Diagram and Boundary Map.


CITY OF RIPON
2828 N. WILMA AVE
RIPON, CA 95366
(209) 599-2139
Carolina's II Subdivision
Carolina's II Lighting and Maintenance Boundary Map
Landscape Maintenance Boundary
Carolina's Water Feature

SECTION V – ASSESSMENT ROLL

Carolina's
Assessment District 02-1
Total Lots: 58 (58) lots assessed @ $216.87

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
261-510-01	1	1.00	216.87	82365
261-510-02	2	1.00	216.87	82365
561-510-03	3	1.00	216.87	82365
561-510-04	4	1.00	216.87	82365
261-510-05	5	1.00	216.87	82365
261-510-06	6	1.00	216.87	82365
261-510-07	7	1.00	216.87	82365
261-510-08	8	1.00	216.87	82365
261-510-09	9	1.00	216.87	82365
261-510-10	10	1.00	216.87	82365
261-510-11	11	1.00	216.87	82365
261-510-12	12	1.00	216.87	82365
261-510-13	13	1.00	216.87	82365
261-510-14	14	1.00	216.87	82365
261-510-15	15	1.00	216.87	82365
261-510-16	16	1.00	216.87	82365
261-510-17	17	1.00	216.87	82365
261-510-18	18	1.00	216.87	82365
261-510-19	19	1.00	216.87	82365
261-510-20	20	1.00	216.87	82365
261-510-21	21	1.00	216.87	82365
261-510-22	22	1.00	216.87	82365
261-510-23	23	1.00	216.87	82365
261-510-24	24	1.00	216.87	82365
261-510-25	25	1.00	216.87	82365
261-510-26	26	1.00	216.87	82365
261-510-27	27	1.00	216.87	82365
261-510-28	28	1.00	216.87	82365
261-510-29	29	1.00	216.87	82365
261-510-30	30	1.00	216.87	82365
261-510-31	31	1.00	216.87	82365
261-510-32	32	1.00	216.87	82365
261-510-33	33	1.00	216.87	82365
261-510-34	34	1.00	216.87	82365

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
261-510-35	35	1.00	216.87	82365
261-510-36	36	1.00	216.87	82365
261-520-01	37	1.00	216.87	82365
261-520-02	38	1.00	216.87	82365
261-520-03	39	1.00	216.87	82365
261-520-04	40	1.00	216.87	82365
261-520-05	41	1.00	216.87	82365
261-520-06	42	1.00	216.87	82365
261-520-07	43	1.00	216.87	82365
261-520-08	44	1.00	216.87	82365
261-520-09	45	1.00	216.87	82365
261-520-10	46	1.00	216.87	82365
261-520-11	47	1.00	216.87	82365
261-520-12	48	1.00	216.87	82365
261-520-13	49	1.00	216.87	82365
261-520-14	50	1.00	216.87	82365
261-520-15	51	1.00	216.87	82365
261-520-16	52	1.00	216.87	82365
261-520-17	53	1.00	216.87	82365
261-520-18	54	1.00	216.87	82365
261-520-19	55	1.00	216.87	82365
261-520-20	56	1.00	216.87	82365
261-520-21	57	1.00	216.87	82365
261-520-22	58	1.00	216.87	82365
			12578.46	

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON
APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT
FOR THE FISCAL YEAR 2016-2017
PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR
ASSESSMENT DISTRICT NO. 07-1,
CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA,
COMMONLY KNOWN AS **CORNERSTONE 1 LANDSCAPE MAINTENANCE DISTRICT;**
DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSEMENT FOR
THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY
COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT;
AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, previous hereto pursuant to Resolution No. 16-09 entitled A Resolution of the City Council of the City of Ripon Ordering the City Engineer to Prepare on behalf of the City of Ripon the Engineer's Annual Assessment Report Pertaining to the Annual Assessments for Assessment District No. 02-1, City of Ripon, County of San Joaquin, California, commonly known as Cornerstone 1 Landscape Maintenance District, the City Engineer was directed to prepare and file with the City Clerk an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972, as amended;

WHEREAS, the City Engineer has now prepared his report in accordance with provisions of the Landscaping and Lighting Act of 1972, as amended, pertaining to the levying of the annual assessments for the fiscal year 2016-2017 within the boundaries of said Assessment District and on the real property located therein. Said report was filed with the City Clerk on the 10th day of May, 2016; and

WHEREAS, the City Council has now examined said report pertaining to the levying of an annual assessment for the maintenance of the improvements previously installed within Assessment District No. 02-1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon as follows:

1. Assessment District No. 02-1 is commonly known as Cornerstone 1 Landscape Maintenance District. Assessment District No. 02-1's location and boundaries are described in Resolution of Intention No. 02-76 of the City Council, dated August 6, 2002 and are as shown in the assessment diagram and boundary map therefore, and consist of all lots contained within Cornerstone 1 Landscape Maintenance District and all proposed future lots as shown on the assessment diagram and boundary map. The report of the City Engineer contains a full and detailed description of the improvements, boundaries of Assessment District No. 02-1 and any zones therein, and the proposed assessments upon assessable lots and parcels of land within.

2. The City Council does hereby approve and adopt the report of the City Engineer for Assessment District No. 02-1 pertaining to the proposed annual assessments within said District filed with the City Clerk on the 10th day of May, 2016.

3. The City Council finds that the public interest and convenience require, and thus the City Council intends to **temporarily reduce the assessments** within Assessment District No. 02-1 for the Fiscal Year 2016-2017 as stated in the report of the City Engineer.

4. No substantial changes are proposed to the existing improvements and their maintenance within Assessment District No. 02-1. The levying and collection of the assessments as stated in the

report of the City Engineer are for the maintenance of the improvements previously installed within Assessment District No. 02-1.

BE IT FURTHER RESOLVED as follows:

1. Notice is hereby given that the 14th day of June, 2016 at the hour of 6PM in the Council Chambers, Ripon City Hall, 259 N. Wilma Avenue, Ripon, California, or as soon thereafter as the matter can be heard, is the time and place fixed by this Council for the hearing of any protests or objections in reference to the levying of the annual assessments proposed for Assessment District No. 02-1 as stated in the report of the City Engineer and any other matters contained therein. Any person who wishes to object may file a written protest with the City Clerk prior to the time set and scheduled for the public hearing or may appear in person at the time and place and be heard in reference thereto.

2. The City Clerk is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation in the City of Ripon at least once. Said publication is to be completed at least ten (10) days before the date of said public hearing.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 10th day of May , 2016 , by the following vote:

AYES: 2016-2017

NOES: 16-07

ABSENT: 2016-2017

ABSTAINING: 10th

THE CITY OF RIPON,
A Municipal Corporation

By: _____
Jacob Parks, Mayor

ATTEST:

By: _____
Lisa Roos, City Clerk

CITY OF RIPON

CORNERSTONE 1
LANDSCAPE MAINTENANCE DISTRICT NO. 07-1
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT
(Preliminary)

259 N. Wilma Avenue
Ripon, CA 95366
(209)599-2108

ANNUAL ASSESSMENT REPORT

CORNERSTONE 1 SUBDIVISION
LANDSCAPE MAINTENANCE DISTRICT NO. 07-1

WHEREAS, the City Council of the City of Ripon, San Joaquin County, California, pursuant to the provisions of the Landscape and Lighting Act of 1972, adopted its Resolution ordering the preparation of a report for formation of a street lighting and landscape district for the maintenance of the public improvements more particularly therein described.

WHEREAS, said Resolution directed the undersigned to make and file a report presenting a general description of plans and specifications for the proposed improvements, estimate of costs and diagram and assessment of the upon the land within the assessment district, to which Resolution reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby assess and apportion the total amount of the costs and expenses of the maintenance and servicing of said improvements upon the subdivisions of land liable therefore and benefited thereby all as is more particularly set forth in the assessment roll filed herewith, and incorporated herein. The numbers of said assessment roll correspond with the assigned number upon the assessment diagram filed herewith.

As required by said Act, a diagram is hereto attached showing the assessment district and also the boundaries of the respective parcels of land within said assessment district as the same existed at the time of the passage of said Resolution, each of which parcels having been given a separate number upon said diagram.

Said assessment is made upon the several parcels of land within said assessment district in proportion to the estimated benefits to be received by said parcels respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Dated this _____ day of _____, 2016

By: _____
Kevin Werner, P.E.
City Administrator / City Engineer

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SECTION I – PLANS AND SPECIFICATIONS

BOUNDARIES OF DISTRICT

The boundaries of the Assessment District are described in the Resolution of Intention by the City Council of the City of Ripon (Resolution No. 07-9) dated February 6, 2007 and as shown on the Assessment Diagram and Boundary Map attached.

DESCRIPTION OF WORK

The improvements to be maintained by this District shall include the following:

1. Landscape and Irrigation areas located on River Road and Greenstone Road.

The plans for these improvements are on file in the City Hall of the City of Ripon and were prepared by SKW & Associates and dated and approved by the City of Ripon, City Engineer on December 21, 2005.

SECTION II – ESTIMATE OF COSTS OF IMPROVEMENTS

ENGINEER'S ESTIMATE OF MAINTENANCE COST

The landscaping, irrigation system and access control wall will be maintained by City of Ripon personnel. The City estimates that the cost to perform maintenance of landscaped area and improvements for the period July 1, 2016 through June 30, 2017 will amount to $8,060.82. Some of the items included are: water for plants and trees, weeding, pruning, replacement of trees and plants and to maintain and replace, if necessary, irrigation controller, all sprinkler lines and sprinkler heads. The above listed items may not be all inclusive.

At the end of the fiscal year, a new estimate of maintenance costs will be made for the following fiscal year. Each succeeding year this procedure shall be repeated.

City Maintenance Costs	
Equipment & Tools	$100.00
Fuel	$100.00
Labor	$5,110.82
Landscape Maintenance	$1,000.00
Utilities	$50.00
Total City Maintenance Costs	$6,360.82
Incidental Costs	
City Administrative Costs	$1,000.00
Engineering Costs	$200.00
Legal Costs	$200.00
Publishing Legal Notices	$100.00
SJ County Auditor	$200.00
Total Incidental Costs	$1,700.00
Total Estimated Costs	$8,060.82
AMOUNT TO BE ASSESSED	**$8,060.82**

INCOME/EXPENSES

Year	Income		Expenses		Surplus (Deficit)	
06-07	0.00		0.00		$0.00	
07-08	13,080.00		0.00		$13,080.00	
08-09	11,188.80		5,061.20		$19,207.60	
09-10	27,625.44		3,377.56		$43,455.48	
10-11	12,828.16		2,359.01		$53,924.63	
11-12	13,284.36		4,749.02		$62,459.97	
12-13	29,753.05		7,559.45		$84,653.57	
13-14	16,390.26		6,926.05		$94,117.78	
14-15	17,049.04		4,358.47		$106,808.35	
15-16	18,576.80	E	3,950.88	E	$121,434.27	E
16-17	8,060.82	E				

All figures reflect Actual unless noted
"E" - Estimate

SECTION III – METHOD OF ASSESSMENT SPREAD

The basic objective of the Assessment Spread is to distribute costs in accordance with the benefits received. Costs have been spread equally to each residential lot as follows:

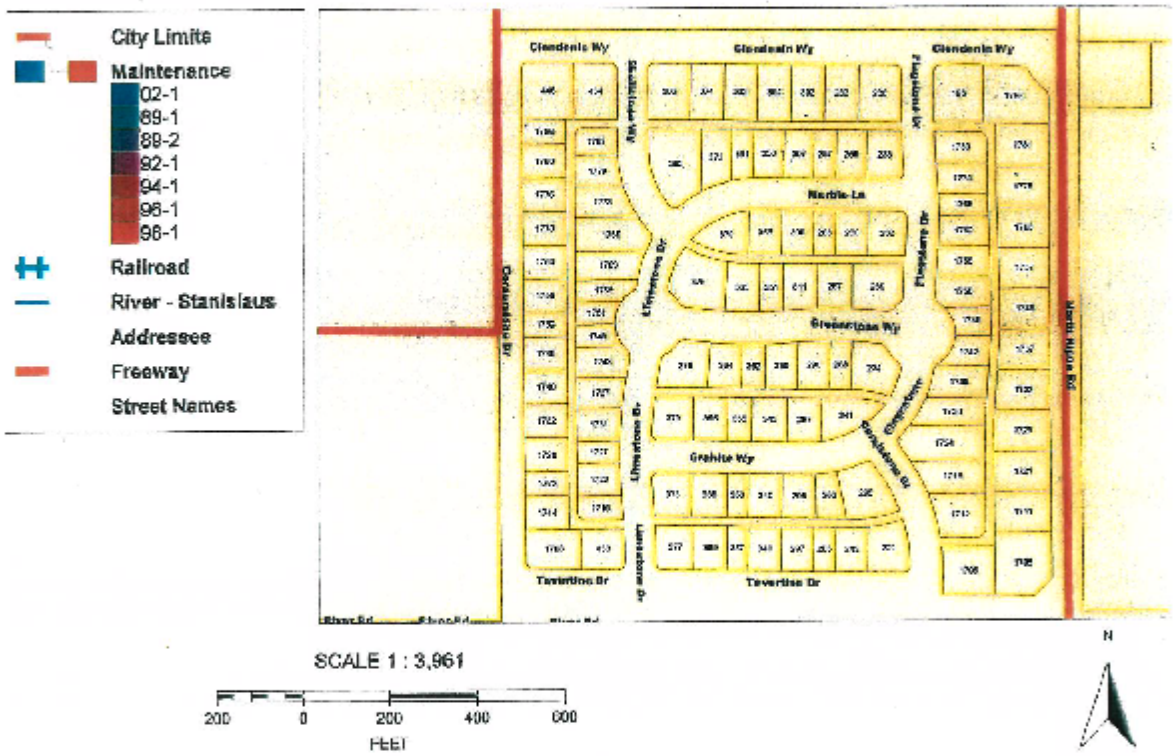
a) The improvements described in the Description of Work have been completed and were accepted on March 20, 2007.

b) All lots, 1 through 111 are being assessed equally for the estimated costs of maintenance for the Fiscal Year 2016-2017.

SECTION IV – ASSESSMENT DIAGRAM AND BOUNDRY MAP

The Assessment Diagram and Boundary Map for this district is attached to these documents and is made a part hereof. It consists of all lots contained within Cornerstone 1 Subdivision, all as shown on the Assessment Diagram and Boundary Map.

Cornerstone 1 - ' ighting & Landscape District #07-1



http://gis/map.mxd

Thursday, June 25, 2009 11:58 AM

SECTION V – ASSESSMENT ROLL

Cornerstone 1 Subdivision
Assessment District 07-1
Total Lots: 113 (111) lots assessed @ $72.62
(2) lots assessed @ $0.00

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
245-330-01	1	1.00	72.62	82350
245-330-02	2	1.00	72.62	82350
245-330-03	3	1.00	72.62	82350
245-330-04	4	1.00	72.62	82350
245-330-05	5	1.00	72.62	82350
245-330-06	6	1.00	72.62	82350
245-320-01	7	1.00	72.62	82350
245-320-02	8	1.00	72.62	82350
245-320-03	9	1.00	72.62	82350
245-320-04	10	1.00	72.62	82350
245-320-05	11	1.00	72.62	82350
245-320-06	12	1.00	72.62	82350
245-320-07	13	1.00	72.62	82350
245-320-08	14	1.00	72.62	82350
245-320-09	15	1.00	72.62	82350
245-320-10	16	1.00	72.62	82350
245-320-11	17	1.00	72.62	82350
245-320-12	18	1.00	72.62	82350
245-320-13	19	1.00	72.62	82350
245-330-07	20	1.00	72.62	82350
245-330-08	21	1.00	72.62	82350
245-330-09	22	1.00	72.62	82350
245-330-10	23	1.00	72.62	82350
245-330-11	24	1.00	72.62	82350
245-330-12	25	1.00	72.62	82350
245-330-13	26	1.00	72.62	82350
245-330-14	27	1.00	72.62	82350
245-330-71	28	1.00	72.62	82350
245-330-70	29	1.00	72.62	82350
245-330-69	30	1.00	72.62	82350
245-330-18	31	1.00	72.62	82350
245-330-59	32	1.00	72.62	82350
245-330-60	33	1.00	72.62	82350
245-330-21	34	1.00	72.62	82350
245-330-22	35	1.00	72.62	82350

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
245-330-67	36	1.00	72.62	82350
245-330-68	37	1.00	72.62	82350
245-330-25	38	1.00	72.62	82350
245-330-26	39	1.00	72.62	82350
245-330-27	40	1.00	72.62	82350
245-330-28	41	1.00	72.62	82350
245-330-29	42	1.00	72.62	82350
245-330-30	43	1.00	72.62	82350
245-330-31	44	1.00	72.62	82350
245-330-32	45	1.00	72.62	82350
245-330-33	46	1.00	72.62	82350
245-330-34	47	1.00	72.62	82350
245-330-35	48	1.00	72.62	82350
245-330-63	49	1.00	72.62	82350
245-330-64	50	1.00	72.62	82350
245-330-38	51	1.00	72.62	82350
245-330-65	52	1.00	72.62	82350
245-330-66	53	1.00	72.62	82350
245-320-14	54	1.00	72.62	82350
245-320-15	55	1.00	72.62	82350
245-320-58	56	1.00	72.62	82350
245-320-59	57	1.00	72.62	82350
245-320-18	58	1.00	72.62	82350
245-320-19	59	1.00	72.62	82350
245-320-20	60	1.00	72.62	82350
245-320-21	61	1.00	72.62	82350
245-320-22	62	1.00	72.62	82350
245-320-60	63	1.00	72.62	82350
245-320-61	64	1.00	72.62	82350
245-320-25	65	1.00	72.62	82350
245-320-26	66	1.00	72.62	82350
245-320-27	67	1.00	72.62	82350
245-320-62	68	1.00	72.62	82350
245-320-63	69	1.00	72.62	82350
245-320-30	70	1.00	72.62	82350
245-320-71	71	1.00	72.62	82350
245-320-70	72	1.00	72.62	82350
245-320-33	73	1.00	72.62	82350
245-320-34	74	1.00	72.62	82350
245-320-64	75	1.00	72.62	82350

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
245-320-65	76	1.00	72.62	82350
245-320-37	77	1.00	72.62	82350
245-320-66	78	1.00	72.62	82350
245-320-67	79	1.00	72.62	82350
245-320-40	80	1.00	72.62	82350
245-320-41	81	1.00	72.62	82350
245-320-73	82	1.00	72.62	82350
245-320-72	83	1.00	72.62	82350
245-320-44	84	1.00	72.62	82350
245-320-45	85	1.00	72.62	82350
245-320-46	86	1.00	72.62	82350
245-320-47	87	1.00	72.62	82350
245-320-48	88	1.00	72.62	82350
245-320-49	89	1.00	72.62	82350
245-330-41	90	1.00	72.62	82350
245-330-42	91	1.00	72.62	82350
245-330-43	92	1.00	72.62	82350
245-330-44	93	1.00	72.62	82350
245-330-45	94	1.00	72.62	82350
245-330-46	95	1.00	72.62	82350
245-330-47	96	1.00	72.62	82350
245-330-48	97	1.00	72.62	82350
245-330-49	98	1.00	72.62	82350
245-330-50	99	1.00	72.62	82350
245-330-51	100	1.00	72.62	82350
245-330-52	101	1.00	72.62	82350
245-330-53	102	1.00	72.62	82350
245-330-54	103	1.00	72.62	82350
245-330-55	104	1.00	72.62	82350
245-320-50	105	1.00	72.62	82350
245-320-69	106	1.00	72.62	82350
245-320-68	107	1.00	72.62	82350
245-320-53	108	1.00	72.62	82350
245-320-54	109	1.00	72.62	82350
245-320-55	110	1.00	72.62	82350
245-320-56	111	1.00	72.62	82350
245-330-56	A	0.00	0	82350
245-320-57	B	0.00	0	82350
			8060.82	

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT
FOR THE FISCAL YEAR **2016-2017**
PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR
ASSESSMENT DISTRICT NO. 89-2,
CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA,
COMMONLY KNOWN AS
COUNTRY WOODS UNIT NO. 2 AND ZUMSTEIN ESTATES SUBDIVISIONS;
DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSEMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT;
AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, previous hereto pursuant to Resolution No. 16-07 entitled A Resolution of the City Council of the City of Ripon Ordering the City Engineer to Prepare on behalf of the City of Ripon the Engineer's Annual Assessment Report Pertaining to the Annual Assessments for Assessment District No. 89-2, City of Ripon, County of San Joaquin, California, commonly known as Country Woods Unit No. 2 and Zumstein Estates Subdivisions, the City Engineer was directed to prepare and file with the City Clerk an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972, as amended;

WHEREAS, the City Engineer has now prepared his report in accordance with provisions of the Landscaping and Lighting Act of 1972, as amended, pertaining to the levying of the annual assessments for the fiscal year 2016-2017 , within the boundaries of said Assessment District and on the real property located therein. Said report was filed with the City Clerk on the 10th day of May , 2016 ; and

WHEREAS, the City Council has now examined said report pertaining to the levying of an annual assessment for the maintenance of the improvements previously installed within Assessment District No. 89-2.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon as follows:

1. Assessment District No. 89-2 is commonly known as Country Woods Unit No. 2 and Zumstein Estates Subdivisions. Assessment District No. 89-2's location and boundaries are described in Resolution of Intention No. 90-1 of the City Council, dated January 2, 1990 and are as shown in the assessment diagram and boundary map therefore, and consist of all lots contained within Country Woods Unit No. 2 and Zumstein Estates Subdivisions and all proposed future lots as shown on the assessment diagram and boundary map. The report of the City Engineer contains a full and detailed description of the improvements, boundaries of Assessment District No. 89-2 and any zones therein, and the proposed assessments upon assessable lots and parcels of land within.

2. The City Council does hereby approve and adopt the report of the City Engineer for Assessment District No. 89-2 pertaining to the proposed annual assessments within said District filed with the City Clerk on the 10th day of May , 2016 .

3. The City Council finds that the public interest and convenience require, and thus the City Council intends to levy and collect assessments within Assessment District No. 89-2 for the fiscal year 2016-2017 as stated in the report of the City Engineer.

4. No substantial changes are proposed to the existing improvements and their maintenance within Assessment District No. 89-2. The levying and collection of the assessments as stated in the report of the City Engineer are for the maintenance of the improvements previously installed within Assessment District No. 89-2.

BE IT FURTHER RESOLVED as follows:

1. Notice is hereby given that the 2016 day of 12th , July , at the hour of 2016 in the Council Chambers, Ripon City Hall, 259 N. Wilma Avenue, Ripon, California, or as soon thereafter as the matter can be heard, is the time and place fixed by this Council for the hearing of any protests or objections in reference to the levying of the annual assessments proposed for Assessment District No. 89-2 as stated in the report of the City Engineer and any other matters contained therein. Any person who wishes to object may file a written protest with the City Clerk prior to the time set and scheduled for the public hearing or may appear in person at the time and place and be heard in reference thereto.

2. The City Clerk is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation in the City of Ripon at least once. Said publication is to be completed at least ten (10) days before the date of said public hearing.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 6 PM day of , by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
Jacob Parks, Mayor

ATTEST:

By: _____
Lisa Roos, City Clerk

CITY OF RIPON

COUNTRY WOODS UNIT NO. 2 &
ZUMSTEIN ESTATES SUBDIVISION
LANDSCAPE MAINTENANCE DISTRICT NO. 89-2
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT
(Preliminary)

259 N. Wilma Avenue
Ripon, CA 95366
(209)599-2108

ANNUAL ASSESSMENT REPORT

COUNTRY WOODS UNIT NO. 2 &
ZUMSTEIN ESTATES SUBDIVISION
LANDSCAPE MAINTENANCE DISTRICT NO. 89-2

WHEREAS, the City Council of the City of Ripon, San Joaquin County, California, pursuant to the provisions of the Landscape and Lighting Act of 1972, adopted its Resolution ordering the preparation of a report for formation of a street lighting and landscape district for the maintenance of the public improvements more particularly therein described.

WHEREAS, said Resolution directed the undersigned to make and file a report presenting a general description of plans and specifications for the proposed improvements, estimate of costs and diagram and assessment of the upon the land within the assessment district, to which Resolution reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby assess and apportion the total amount of the costs and expenses of the maintenance and servicing of said improvements upon the subdivisions of land liable therefore and benefited thereby all as is more particularly set forth in the assessment roll filed herewith, and incorporated herein. The numbers of said assessment roll correspond with the assigned number upon the assessment diagram filed herewith.

As required by said Act, a diagram is hereto attached showing the assessment district and also the boundaries of the respective parcels of land within said assessment district as the same existed at the time of the passage of said Resolution, each of which parcels having been given a separate number upon said diagram.

Said assessment is made upon the several parcels of land within said assessment district in proportion to the estimated benefits to be received by said parcels respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Dated this _____ day of _____, 2016

By: _____
Kevin Werner, P.E.
City Administrator / City Engineer

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SECTION I – PLANS AND SPECIFICATIONS

BOUNDARIES OF DISTRICT

The boundaries of the Assessment District are described in the Resolution of Intention by the City Council of the City of Ripon (Resolution No. 89-51) dated September 5, 1989 and as shown on the Assessment Diagram and Boundary Map attached.

DESCRIPTION OF WORK

The improvements to be maintained by this District shall include the following:

1. A masonry wall in an area generally located from the back of curb to the right-of-way line in Country Woods, Unit No. 2 along the west side of Robert Avenue from Bailey Street to Doak Boulevard and along the north side of Doak Boulevard from Robert Avenue to a point approximately 145 feet east of Jack Tone Road; and in Zumstein Estates along the west side of Jack Tone Road from a point approximately 170 feet north of Bailey Street to Doak Boulevard and along the north side of Doak Boulevard from Jacktone Road to Ruess Road, all in the City of Ripon, County of San Joaquin, State of California.

2. Landscape items consisting of various trees and plants per the approved plan including an automatic timer controlled sprinkler system to provide water for said trees and plants.

The plans for these improvements are on file in the City Hall of the City of Ripon and were prepared by DeMent Designs Co. and dated September 11 and 12, 1989.

SECTION II – ESTIMATE OF COSTS OF IMPROVEMENTS

ENGINEER'S ESTIMATE OF MAINTENANCE COST

The landscaping, irrigation system and access control wall will be maintained by City of Ripon personnel. The City estimates that the cost to perform maintenance for 10,400 sq. ft. of landscaped area and improvements for the period July 1, 2016 through June 30, 2017 will amount to $7,8 09.46. Some of the items included are: water for plants and trees, weeding, pruning, replacement of trees and plants, wall maintenance, graffiti removal, and to maintain and replace, if necessary, irrigation controller, all sprinkler lines and sprinkler heads. The above listed items may not be all inclusive.

At the end of the fiscal year, a new estimate of maintenance costs will be made for the following fiscal year. Each succeeding year this procedure shall be repeated.

City Maintenance Costs	
Equipment & Tools	$50.00
Labor	$5,809.46
Landscape Maintenance	$500.00
Remove Graffiti from Wall	$100.00
Structural Repair for Wall	$500.00
Utilities	$100.00
Total City Maintenance Costs	$7,059.46
Incidental Costs	
City Administrative Costs	$400.00
Engineering Costs	$100.00
Legal Costs	$100.00
Publishing Legal Notices	$50.00
SJ County Auditor	$100.00
Total Incidental Costs	$750.00
Total Estimated Costs	$7,809.46
AMOUNT TO BE ASSESSED	**$7,809.46**

INCOME/EXPENSES

Year	Income		Expenses		Surplus (Deficit)	
90-91	12,437.34		4,926.27		$7,511.07	
91-92	10,533.54		4,068.88		$13,975.73	
92-93	1,916.90		7,764.29		$8,128.34	
93-94	3,309.09		9,084.29		$2,353.14	
94-95	8,321.84		6,374.54		$4,300.44	
95-96	5,868.72		9,082.47		$1,086.69	
96-97	9,351.24		8,503.83		$1,934.10	
97-98	5,676.50		7,854.27		($243.67)	
98-99	7,884.02		7,383.67		$256.68	
99-00	7,885.68		9,372.82		($1,230.46)	
00-01	7,885.00		4,833.56		$1,820.98	
01-02	7,885.00		11,045.71		($1,339.73)	
02-03	7,885.68		6,158.44		$387.51	
03-04	7,824.71		10,877.77		($2,665.55)	
04-05	7,731.37		12,093.36		($7,027.54)	
05-06	7,809.46		6,922.75		($6,140.83)	
06-07	7,809.46		8,384.59		($6,715.96)	
07-08	7,809.46		10,887.20		($9,793.70)	
08-09	7,809.46		9,107.65		($11,091.89)	
09-10	7,809.46		6,300.20		($9,582.63)	
10-11	7,809.46		3,247.75		($5,020.92)	
11-12	9,642.30		2,882.81		$1,738.57	
12-13	11,832.47		2,873.18		$10,697.86	
13-14	7,809.46		9,397.65		$9,109.67	
14-15	7,809.46		3,341.00		$13,578.13	
15-16	7,809.46	E	5,897.52	E	$15,490.07	E
16-17	7,809.46	E				

All figures reflect Actual unless noted
"E" - Estimate

SECTION III – METHOD OF ASSESSMENT SPREAD

The basic objective of the Assessment Spread is to distribute costs in accordance with the benefits received. Costs have been spread equally to each residential lot as follows:

a) All of the improvements described in the Description of Work are constructed at this time. They were completed approximately December 31, 1989.

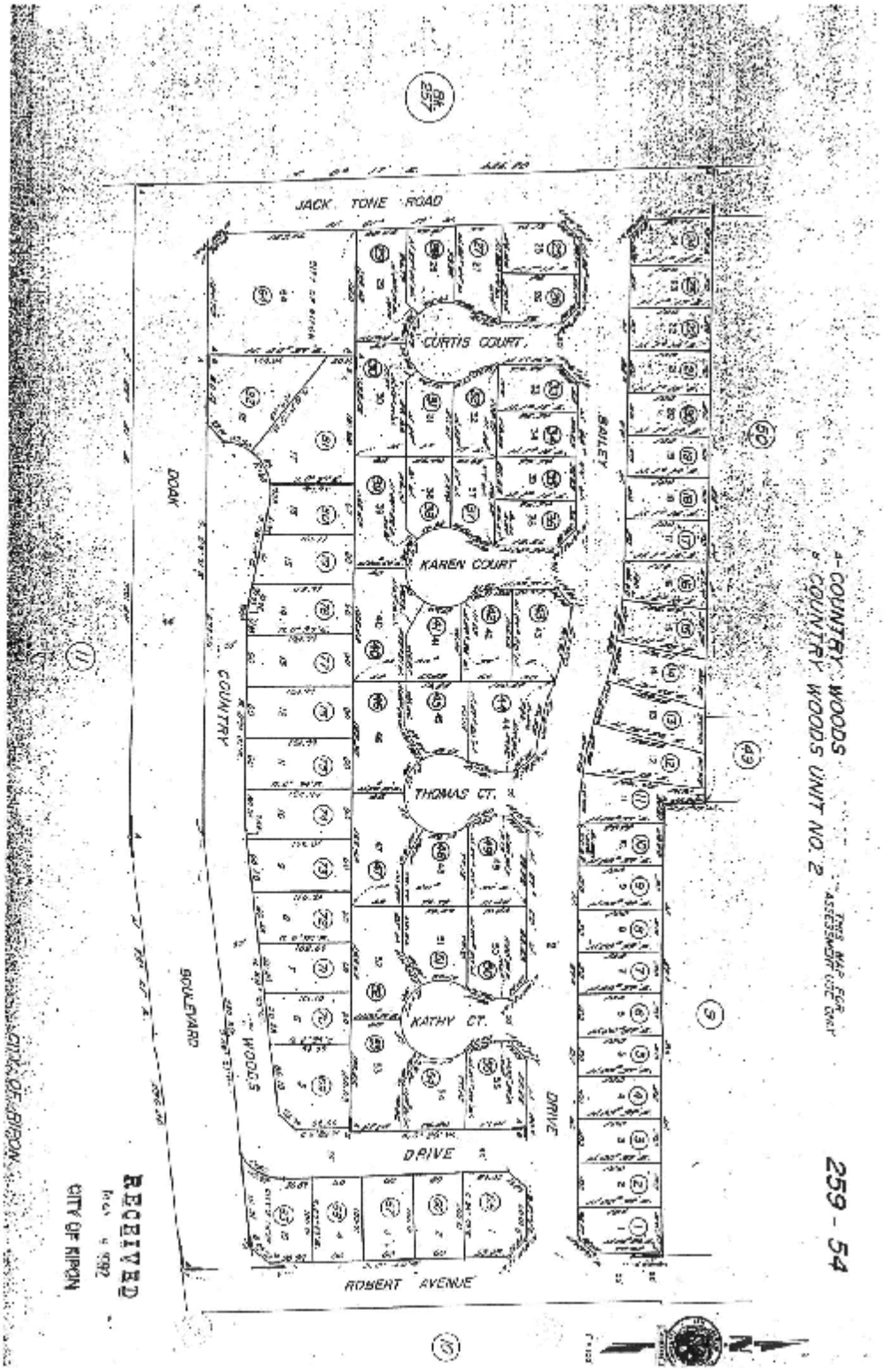
b) Lots 1 through 18 in Country Woods, Unit No. 2 and lots 1 through 44 in Zumstein Estates, Unit No. 1 and lots 48 through 86 in Zumstein Estates, Unit No. 2 are being assessed equally for the estimated costs of maintenance for the Fiscal Year 2015-2016. Lot 19 in Country Woods, Unit No. 2 and lots 46 and 47 of Zumstein Estates, Unit No. l were conveyed to the City of Ripon and will receive a zero dollar amount of assessment.

c) Lots numbered 1 through 19 in Country Woods, Unit No. 2 are shown on the final subdivision map of Country Woods, Unit No. 2 and are shown as assessment numbers 1 through 19, Country Woods, Unit No. 2 on the Assessment Diagram.

d) Lots number 1 through 47 in Zumstein Estates, Unit No. 1 are shown on the final subdivision map of Zumstein Estates, Unit No. 1 and are shown as assessment numbers 1 through 47, Zumstein Estates, on the Assessment Diagram. Lots numbered 48 through 86, Zumstein Estates are shown on the Assessment Diagram.

SECTION IV – ASSESSMENT DIAGRAM AND BOUNDRY MAP

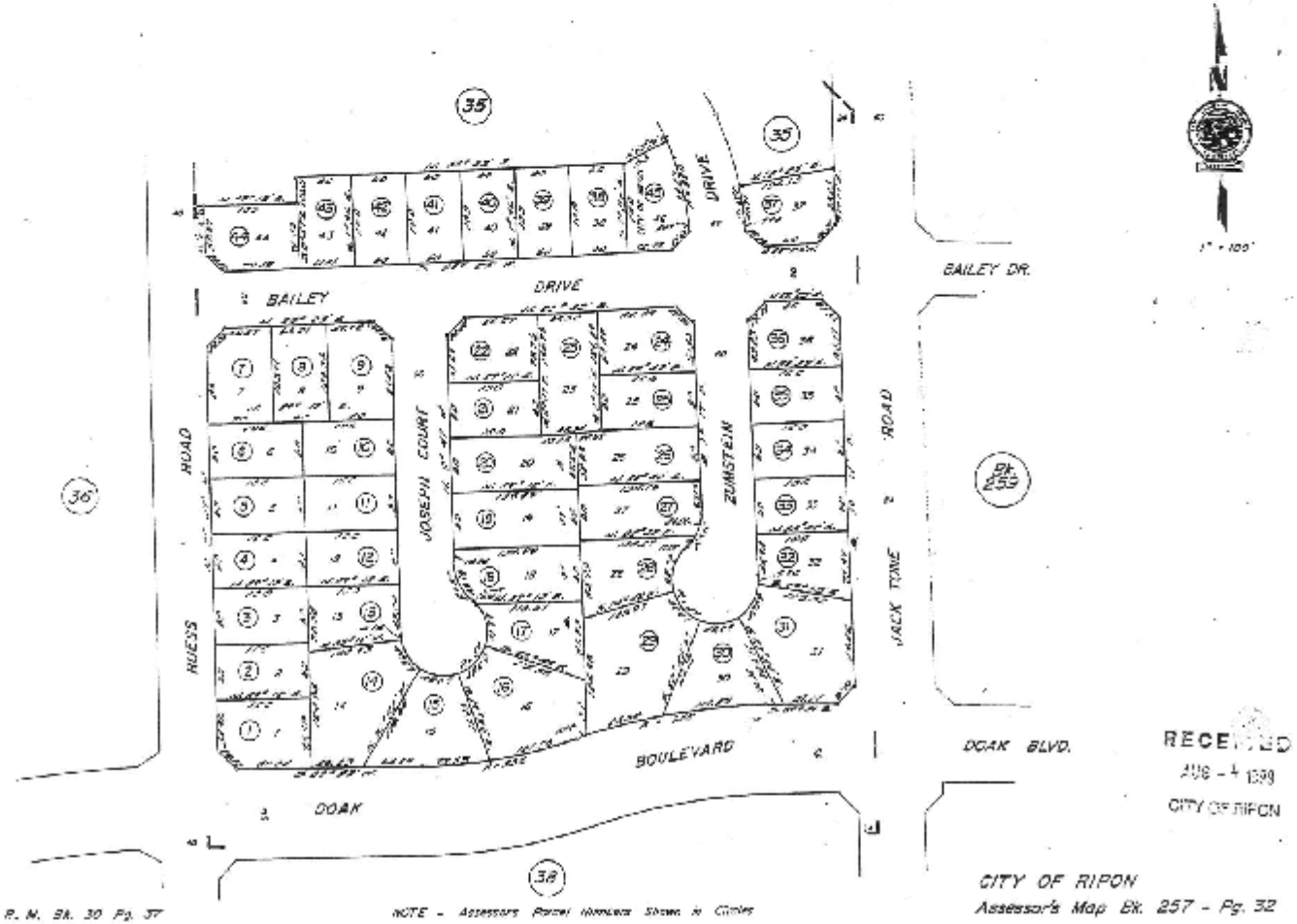
The Assessment Diagram and Boundary Map for this district is attached to these documents and is made a part hereof. It consists of all lots contained within Country Woods, Unit 2, within Zumstein Estates, Unit No. 1, and Zumstein Estates, Unit No. 2, all as shown on the Assessment Diagram and Boundary Map, Assessment District No. 89-2, City of Ripon, San Joaquin County, California, dated September 1989.


4-COUNTRY WOODS
8-COUNTRY WOODS UNIT NO. 2
THIS MAP FOR ASSESSMENT USE ONLY
259 - 54
JACK TONE ROAD
CURTIS COURT
KAREN COURT
THOMAS CT.
KATHY CT.
DRIVE
ROBERT AVENUE
COUNTRY WOODS BOULEVARD
DOAK DRIVE
BAILEY DRIVE
RECEIVED
CITY OF RIPON

POR. ZUMSTEIN ESTATES UNIT NO. 1

THIS MAP FOR ASSESSMENT USE ONLY

257 - 32



RECEIVED
AUG - 4 1999
CITY OF RIPON

P. M. Bk. 30 Pg. 37

NOTE - Assessors Parcel Numbers Shown in Circles

CITY OF RIPON
Assessor's Map Bk. 257 - Pg. 32

A - ZUMSTEIN ESTATES UNIT NO. 2

THIS MAP FOR ASSESSMENT USE ONLY

257-35

JAN 1 9 1999
CITY OF RIPON

CITY OF RIPON
Assessor's Map Bk.257 Pg. 35
County of San Joaquin, Calif.

SECTION V – ASSESSMENT ROLL

Country Woods
Assessment District 89-2
Total Lots: 106 (103) lots assessed @ $75.82
(3) lot assessed @ $0.00

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
259-540-65	1	1.00	75.82	82260
259-540-66	2	1.00	75.82	82260
259-540-67	3	1.00	75.82	82260
259-540-68	4	1.00	75.82	82260
259-540-69	5	1.00	75.82	82260
259-540-70	6	1.00	75.82	82260
259-540-71	7	1.00	75.82	82260
259-540-72	8	1.00	75.82	82260
259-540-73	9	1.00	75.82	82260
259-540-74	10	1.00	75.82	82260
259-540-75	11	1.00	75.82	82260
259-540-76	12	1.00	75.82	82260
259-540-77	13	1.00	75.82	82260
259-540-78	14	1.00	75.82	82260
259-540-79	15	1.00	75.82	82260
259-540-80	16	1.00	75.82	82260
259-540-81	17	1.00	75.82	82260
259-540-82	18	1.00	75.82	82260
259-540-83	19	0.00	0	82260
257-320-01	1	1.00	75.82	82260
257-320-02	2	1.00	75.82	82260
257-320-03	3	1.00	75.82	82260
257-320-04	4	1.00	75.82	82260
257-320-05	5	1.00	75.82	82260
257-320-06	6	1.00	75.82	82260
257-320-07	7	1.00	75.82	82260
257-320-08	8	1.00	75.82	82260
257-320-09	9	1.00	75.82	82260
257-320-10	10	1.00	75.82	82260
257-320-11	11	1.00	75.82	82260
257-320-12	12	1.00	75.82	82260
257-320-13	13	1.00	75.82	82260
257-320-14	14	1.00	75.82	82260

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
257-320-15	15	1.00	75.82	82260
257-320-16	16	1.00	75.82	82260
257-320-17	17	1.00	75.82	82260
257-320-18	18	1.00	75.82	82260
257-320-19	19	1.00	75.82	82260
257-320-20	20	1.00	75.82	82260
257-320-21	21	1.00	75.82	82260
257-320-22	22	1.00	75.82	82260
257-320-23	23	1.00	75.82	82260
257-320-24	24	1.00	75.82	82260
257-320-25	25	1.00	75.82	82260
257-320-26	26	1.00	75.82	82260
257-320-27	27	1.00	75.82	82260
257-320-28	28	1.00	75.82	82260
257-320-29	29	1.00	75.82	82260
257-320-30	30	1.00	75.82	82260
257-320-31	31	1.00	75.82	82260
257-320-32	32	1.00	75.82	82260
257-320-33	33	1.00	75.82	82260
257-320-34	34	1.00	75.82	82260
257-320-35	35	1.00	75.82	82260
257-320-36	36	1.00	75.82	82260
257-320-37	37	1.00	75.82	82260
257-320-38	38	1.00	75.82	82260
257-320-39	39	1.00	75.82	82260
257-320-40	40	1.00	75.82	82260
257-320-41	41	1.00	75.82	82260
257-320-42	42	1.00	75.82	82260
257-320-43	43	1.00	75.82	82260
257-320-44	44	1.00	75.82	82260
257-320-45	46	0.00	0	82260
257-320-46	47	0.00	0	82260
257-350-01	48	1.00	75.82	82260
257-350-02	49	1.00	75.82	82260
257-350-03	50	1.00	75.82	82260
257-350-04	51	1.00	75.82	82260
257-350-05	52	1.00	75.82	82260
257-350-06	53	1.00	75.82	82260
257-350-07	54	1.00	75.82	82260
257-350-08	55	1.00	75.82	82260

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
257-350-09	56	1.00	75.82	82260
257-350-41	57	1.00	75.82	82260
257-350-11	58	1.00	75.82	82260
257-350-12	59	1.00	75.82	82260
257-350-13	60	1.00	75.82	82260
257-350-14	61	1.00	75.82	82260
257-350-15	62	1.00	75.82	82260
257-350-16	63	1.00	75.82	82260
257-350-17	64	1.00	75.82	82260
257-350-18	65	1.00	75.82	82260
257-350-19	66	1.00	75.82	82260
257-350-20	67	1.00	75.82	82260
257-350-21	68	1.00	75.82	82260
257-350-22	69	1.00	75.82	82260
257-350-23	70	1.00	75.82	82260
257-350-24	71	1.00	75.82	82260
257-350-25	72	1.00	75.82	82260
257-350-26	73	1.00	75.82	82260
257-350-27	74	1.00	75.82	82260
257-350-28	75	1.00	75.82	82260
257-350-29	76	1.00	75.82	82260
257-350-30	77	1.00	75.82	82260
257-350-31	78	1.00	75.82	82260
257-350-32	79	1.00	75.82	82260
257-350-33	80	1.00	75.82	82260
257-350-34	81	1.00	75.82	82260
257-350-35	82	1.00	75.82	82260
257-350-36	83	1.00	75.82	82260
257-350-37	84	1.00	75.82	82260
257-350-38	85	1.00	75.82	82260
257-350-43	86	1.00	75.82	82260
257-350-40	0	1.00	75.82	82260
257-350-42	0	1.00	75.82	82260
			7809.46	

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON
APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT
FOR THE FISCAL YEAR **2016-2017**
PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR
ASSESSMENT DISTRICT NO. 89-1,
CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA,
COMMONLY KNOWN AS **DUTCH MEADOWS;**
DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSEMENT FOR
THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY
COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT;
AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, previous hereto pursuant to Resolution No. 16-07 entitled A Resolution of the City Council of the City of Ripon Ordering the City Engineer to Prepare on behalf of the City of Ripon the Engineer's Annual Assessment Report Pertaining to the Annual Assessments for Assessment District No. 89-1, City of Ripon, County of San Joaquin, California, commonly known as Dutch Meadows, the City Engineer was directed to prepare and file with the City Clerk an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972, as amended;

WHEREAS, the City Engineer has now prepared his report in accordance with provisions of the Landscaping and Lighting Act of 1972, as amended, pertaining to the levying of the annual assessments for the fiscal year 2016-2017, within the boundaries of said Assessment District and on the real property located therein. Said report was filed with the City Clerk on the 10th day of May , 2016 ; and

WHEREAS, the City Council has now examined said report pertaining to the levying of an annual assessment for the maintenance of the improvements previously installed within Assessment District No. 89-1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon as follows:

1. Assessment District No. 89-1 is commonly known as Dutch Meadows. Assessment District No. 89-1's location and boundaries are described in Resolution of Intention No. 89-60 of the City Council, dated November 7, 1989 and are as shown in the assessment diagram and boundary map therefore, and consist of all lots contained within Dutch Meadows and all proposed future lots as shown on the assessment diagram and boundary map. The report of the City Engineer contains a full and detailed description of the improvements, boundaries of Assessment District No. 89-1 and any zones therein, and the proposed assessments upon assessable lots and parcels of land within.

2. The City Council does hereby approve and adopt the report of the City Engineer for Assessment District No. 89-1 pertaining to the proposed annual assessments within said District filed with the City Clerk on the 10th day of May , 2016 .

3. The City Council finds that the public interest and convenience require, and thus the City Council intends to levy and collect assessments within Assessment District No. 89-1 for the fiscal year 2016-2017 as stated in the report of the City Engineer.

4. No substantial changes are proposed to the existing improvements and their maintenance within Assessment District No. 89-1. The levying and collection of the assessments as stated in the report of the City Engineer are for the maintenance of the improvements previously installed within Assessment District No. 89-1.

BE IT FURTHER RESOLVED as follows:

1. Notice is hereby given that the 2016-day of 12th , July , at the hour of 2016 in the Council Chambers, Ripon City Hall, 259 N. Wilma Avenue, Ripon, California, or as soon thereafter as the matter can be heard, is the time and place fixed by this Council for the hearing of any protests or objections in reference to the levying of the annual assessments proposed for Assessment District No. 89-1 as stated in the report of the City Engineer and any other matters contained therein. Any person who wishes to object may file a written protest with the City Clerk prior to the time set and scheduled for the public hearing or may appear in person at the time and place and be heard in reference thereto.

2. The City Clerk is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation in the City of Ripon at least once. Said publication is to be completed at least ten (10) days before the date of said public hearing.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 6 PM day of , by the following vote:

AYES:

NOES

ABSENT:

ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
Jacob Parks, Mayor

ATTEST:

By: _____
Lisa Roos, City Clerk

CITY OF RIPON

DUTCH MEADOWS
LANDSCAPE MAINTENANCE DISTRICT NO. 89-1
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT
(Preliminary)

259 N. Wilma Avenue
Ripon, CA 95366
(209)599-2108

ANNUAL ASSESSMENT REPORT

DUTCH MEADOWS SUBDIVISION
LANDSCAPE MAINTENANCE DISTRICT NO. 89-1

WHEREAS, the City Council of the City of Ripon, San Joaquin County, California, pursuant to the provisions of the Landscape and Lighting Act of 1972, adopted its Resolution ordering the preparation of a report for formation of a street lighting and landscape district for the maintenance of the public improvements more particularly therein described.

WHEREAS, said Resolution directed the undersigned to make and file a report presenting a general description of plans and specifications for the proposed improvements, estimate of costs and diagram and assessment of the upon the land within the assessment district, to which Resolution reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby assess and apportion the total amount of the costs and expenses of the maintenance and servicing of said improvements upon the subdivisions of land liable therefore and benefited thereby all as is more particularly set forth in the assessment roll filed herewith, and incorporated herein. The numbers of said assessment roll correspond with the assigned number upon the assessment diagram filed herewith.

As required by said Act, a diagram is hereto attached showing the assessment district and also the boundaries of the respective parcels of land within said assessment district as the same existed at the time of the passage of said Resolution, each of which parcels having been given a separate number upon said diagram.

Said assessment is made upon the several parcels of land within said assessment district in proportion to the estimated benefits to be received by said parcels respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Dated this _____ day of _____, 2016

By: _____
Kevin Werner, P.E.
City Administrator / City Engineer

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SECTION I – PLANS AND SPECIFICATIONS

BOUNDARIES OF DISTRICT

The boundaries of the Assessment District are described in the Resolution of Intention by the City Council of the City of Ripon (Resolution No. 89-19) dated April 4, 1989 and as shown on the Assessment Diagram and Boundary Map attached.

DESCRIPTION OF WORK

The improvements to be maintained by this District shall include the following:

1. A masonry wall along the west side of Jack Tone Road from Stanley Drive to West Main Street and along the south side of West Main Street from Jack Tone Road to Ruess Road.

2. Landscape items consisting of various trees and plants per the approved plan including an automatic timer controlled sprinkler system to provide water for said trees and plants.

The plans for these improvements are on file in the City Hall of the City of Ripon and were prepared by Grover Landscaping, Inc. and dated April 28, 1989.

SECTION II – ESTIMATE OF COSTS OF IMPROVEMENTS

ENGINEER'S ESTIMATE OF MAINTENANCE COST

The landscaping, irrigation system and access control wall will be maintained by City of Ripon personnel. The City estimates that the cost to perform maintenance for 33,000 sq. ft. of landscaped area and improvements for the period July 1, 2016 through June 30, 2017 will amount to $4,539.60. Some of the items included are: water for plants and trees, weeding, pruning, replacement of trees and plants, wall maintenance, graffiti removal, and to maintain and replace, if necessary, irrigation controller, all sprinkler lines and sprinkler heads. The above listed items may not be all inclusive.

At the end of the fiscal year, a new estimate of maintenance costs will be made for the following fiscal year. Each succeeding year this procedure shall be repeated.

City Maintenance Costs	
Equipment & Tools	$50.00
Labor	$2,439.60
Landscape Maintenance	$500.00
Remove Graffiti from Wall	$100.00
Structural Repair for Wall	$500.00
Utilities	$100.00
Total City Maintenance Costs	$3,689.60
Incidental Costs	
City Administrative Costs	$500.00
Engineering Costs	$100.00
Legal Costs	$100.00
Publishing Legal Notices	$50.00
SJ County Auditor	$100.00
Total Incidental Costs	$850.00
Total Estimated Costs	$4,539.60
AMOUNT TO BE ASSESSED	**$4,539.60**

INCOME/EXPENSES

Year	Income		Expenses		Surplus (Deficit)	
90-91	9,297.98		3,958.78		$5,339.20	
91-92	8,840.26		4,282.37		$9,897.09	
92-93	2,247.50		7,610.17		$4,534.42	
93-94	6,948.99		9,088.04		$2,395.37	
94-95	12,271.66		6,259.17		$8,407.00	
95-96	8,360.78		6,776.35		$9,991.43	
96-97	6,629.80		6,481.37		$10,139.86	
97-98	6,622.89		5,190.58		$11,572.17	
98-99	4,530.60		6,967.09		$9,135.68	
99-00	4,539.60		8,233.14		$5,442.14	
00-01	4,539.60		5,804.28		$4,178.00	
01-02	4,539.60		6,036.45		$2,681.15	
02-03	4,539.60		8,223.98		($1,003.23)	
03-04	4,516.32		10,211.11		($6,698.02)	
04-05	4,488.38		9,742.72		($11,952.36)	
05-06	4,539.60		11,242.29		($18,655.05)	
06-07	4,539.60		10,060.26		($24,175.71)	
07-08	4,539.60		7,049.03		($26,685.14)	
08-09	4,539.60		13,713.22		($35,858.76)	
09-10	4,539.60		3,280.57		($34,599.73)	
10-11	4,539.60		2,156.44		($32,216.57)	
11-12	5,634.33		3,982.11		($30,564.35)	
12-13	6,945.59		4,212.09		($27,830.85)	
13-14	4,539.60		5,550.53		($28,841.78)	
14-15	4,539.60		3,485.23		($27,787.41)	
15-16	4,539.60	E	11,415.00	E	($34,663)	E
16-17	4,539.60	E				

All figures reflect Actual unless noted
"E" - Estimate

SECTION III – METHOD OF ASSESSMENT SPREAD

The basic objective of the Assessment Spread is to distribute costs in accordance with the benefits received. Costs have been spread equally to each residential lot as follows:

a) The improvements described in the Description of Work have been completed and were accepted on January 4, 1994.

b) All lots, 1 through 157, except lot 134 in Dutch Meadows, Unit No. 3, which has been dedicated to the City for park purposes, are being assessed equally for the estimated costs of maintenance for the Fiscal Year 2016-2017.

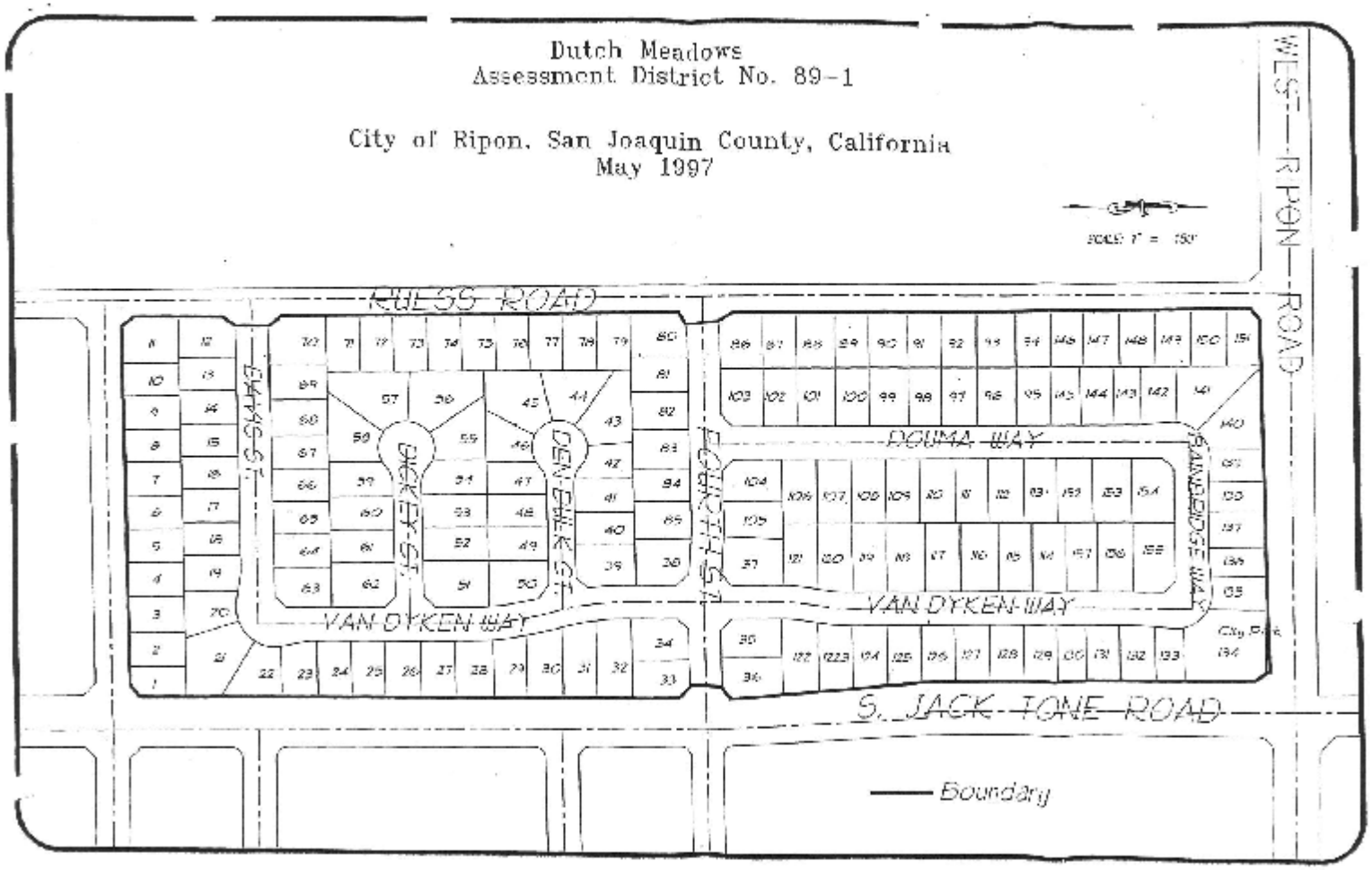
c) Lots numbered 1 through 11 are shown on the recorded subdivision map of Dutch Meadows,Unit No.1, Tract #2188. Lots numbered 12 through 70 are shown on the recorded subdivision map of Dutch Meadows, Unit No. 2, Tract #2302, and lots numbered 71 through 157 are shown on the Final Map of Dutch Meadows Unit No. 3, Tract #2583.

SECTION IV – ASSESSMENT DIAGRAM AND BOUNDRY MAP

The Assessment Diagram and Boundary Map for this district is attached to these documents and is made a part hereof. It consists of all lots contained within Units No. 1, No. 2 and No. 3 of Dutch Meadows, all as shown on the Assessment Diagram and Boundary Map.

Dutch Meadows
Assessment District No. 89-1

City of Ripon, San Joaquin County, California
May 1997



SECTION V – ASSESSMENT ROLL

Dutch Meadows
Assessment District 89-1
Total Lots: 158 (156) lots assessed @ $29.10
(2) lots assessed @ $0.00

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
257-310-01	1	1.00	29.1	82240
257-310-02	2	1.00	29.1	82240
257-310-03	3	1.00	29.1	82240
257-310-04	4	1.00	29.1	82240
257-310-05	5	1.00	29.1	82240
257-310-06	6	1.00	29.1	82240
257-310-07	7	1.00	29.1	82240
257-310-08	8	1.00	29.1	82240
257-310-09	9	1.00	29.1	82240
257-310-10	10	1.00	29.1	82240
257-310-11	11	1.00	29.1	82240
257-310-12	12	1.00	29.1	82240
257-310-13	13	1.00	29.1	82240
257-310-14	14	1.00	29.1	82240
257-310-15	15	1.00	29.1	82240
257-310-16	16	1.00	29.1	82240
257-310-17	17	1.00	29.1	82240
257-310-18	18	1.00	29.1	82240
257-310-19	19	1.00	29.1	82240
257-310-20	20	1.00	29.1	82240
257-310-21	21	1.00	29.1	82240
257-310-22	22	1.00	29.1	82240
257-310-23	23	1.00	29.1	82240
257-310-24	24	1.00	29.1	82240
257-310-25	25	1.00	29.1	82240
257-310-26	26	1.00	29.1	82240
257-310-27	27	1.00	29.1	82240
257-310-28	28	1.00	29.1	82240
257-310-29	29	1.00	29.1	82240
257-310-30	30	1.00	29.1	82240
257-310-31	31	1.00	29.1	82240
257-310-32	32	1.00	29.1	82240
257-310-33	33	1.00	29.1	82240

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
257-310-34	34	1.00	29.1	82240
257-310-35	35	1.00	29.1	82240
257-310-36	36	1.00	29.1	82240
257-310-37	37	1.00	29.1	82240
257-310-38	38	1.00	29.1	82240
257-310-39	39	1.00	29.1	82240
257-310-40	40	1.00	29.1	82240
257-310-41	41	1.00	29.1	82240
257-310-42	42	1.00	29.1	82240
257-310-43	43	1.00	29.1	82240
257-310-44	44	1.00	29.1	82240
257-310-45	45	1.00	29.1	82240
257-310-46	46	1.00	29.1	82240
257-310-47	47	1.00	29.1	82240
257-310-48	48	1.00	29.1	82240
257-310-49	49	1.00	29.1	82240
257-310-50	50	1.00	29.1	82240
257-310-51	51	1.00	29.1	82240
257-310-52	52	1.00	29.1	82240
257-310-53	53	1.00	29.1	82240
257-310-54	54	1.00	29.1	82240
257-310-55	55	1.00	29.1	82240
257-310-56	56	1.00	29.1	82240
257-310-57	57	1.00	29.1	82240
257-310-58	58	1.00	29.1	82240
257-310-59	59	1.00	29.1	82240
257-310-60	60	1.00	29.1	82240
257-310-61	61	1.00	29.1	82240
257-310-62	62	1.00	29.1	82240
257-610-63	63	1.00	29.1	82240
257-310-64	64	1.00	29.1	82240
257-310-65	65	1.00	29.1	82240
257-310-66	66	1.00	29.1	82240
257-310-67	67	1.00	29.1	82240
257-310-68	68	1.00	29.1	82240
257-310-69	69	1.00	29.1	82240
257-310-70	70	1.00	29.1	82240
257-340-01	71	1.00	29.1	82240
257-340-02	72	1.00	29.1	82240
257-340-03	73	1.00	29.1	82240

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
257-340-04	74	1.00	29.1	82240
257-340-05	75	1.00	29.1	82240
257-340-06	76	1.00	29.1	82240
257-340-07	77	1.00	29.1	82240
257-340-08	78	1.00	29.1	82240
257-340-09	79	1.00	29.1	82240
257-340-10	80	1.00	29.1	82240
257-340-11	81	1.00	29.1	82240
257-340-12	82	1.00	29.1	82240
257-340-13	83	1.00	29.1	82240
257-340-14	84	1.00	29.1	82240
257-340-15	85	1.00	29.1	82240
257-340-19	86	1.00	29.1	82240
257-340-20	87	1.00	29.1	82240
257-340-21	88	1.00	29.1	82240
257-330-12	89	1.00	29.1	82240
257-330-11	90	1.00	29.1	82240
257-330-10	91	1.00	29.1	82240
257-330-09	92	1.00	29.1	82240
257-330-08	93	1.00	29.1	82240
257-330-07	94	1.00	29.1	82240
257-330-18	95	1.00	29.1	82240
257-330-17	96	1.00	29.1	82240
257-330-16	97	1.00	29.1	82240
257-330-15	98	1.00	29.1	82240
257-330-14	99	1.00	29.1	82240
257-330-13	100	1.00	29.1	82240
257-340-22	101	1.00	29.1	82240
257-340-23	102	1.00	29.1	82240
257-340-18	103	1.00	29.1	82240
257-340-17	104	1.00	29.1	82240
257-340-16	105	1.00	29.1	82240
257-340-24	106	1.00	29.1	82240
257-340-25	107	1.00	29.1	82240
257-330-59	108	1.00	29.1	82240
257-330-58	109	1.00	29.1	82240
257-330-57	110	1.00	29.1	82240
257-330-56	111	1.00	29.1	82240
257-330-55	112	1.00	29.1	82240
257-330-54	113	1.00	29.1	82240

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
257-330-47	114	1.00	29.1	82240
257-330-46	115	1.00	29.1	82240
257-330-45	116	1.00	29.1	82240
257-330-44	117	1.00	29.1	82240
257-330-43	118	1.00	29.1	82240
257-330-42	119	1.00	29.1	82240
257-340-26	120	1.00	29.1	82240
257-340-27	121	1.00	29.1	82240
257-340-28	122	1.00	29.1	82240
257-340-29	123	1.00	29.1	82240
257-330-41	124	1.00	29.1	82240
257-330-40	125	1.00	29.1	82240
257-330-39	126	1.00	29.1	82240
257-330-38	127	1.00	29.1	82240
257-330-37	128	1.00	29.1	82240
257-330-36	129	1.00	29.1	82240
257-330-35	130	1.00	29.1	82240
257-330-34	131	1.00	29.1	82240
257-330-33	132	1.00	29.1	82240
257-330-32	133	1.00	29.1	82240
257-330-31	134	0.00	0	82240
257-330-29	135	1.00	29.1	82240
257-330-28	136	1.00	29.1	82240
257-330-27	137	1.00	29.1	82240
257-330-26	138	1.00	29.1	82240
257-330-25	139	1.00	29.1	82240
257-330-24	140	1.00	29.1	82240
257-330-23	141	1.00	29.1	82240
257-330-22	142	1.00	29.1	82240
257-330-21	143	1.00	29.1	82240
257-330-20	144	1.00	29.1	82240
257-330-19	145	1.00	29.1	82240
257-330-06	146	1.00	29.1	82240
257-330-05	147	1.00	29.1	82240
257-330-04	148	1.00	29.1	82240
257-330-03	149	1.00	29.1	82240
257-330-02	150	1.00	29.1	82240
257-330-01	151	1.00	29.1	82240
257-330-53	152	1.00	29.1	82240
257-330-52	153	1.00	29.1	82240

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
257-330-51	154	1.00	29.1	82240
257-330-50	155	1.00	29.1	82240
257-330-49	156	1.00	29.1	82240
257-330-48	157	1.00	29.1	82240
257-330-30	158	0.00	0	82240
			4539.6	

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON
APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT
FOR THE FISCAL YEAR **2016-2017**
PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR
ASSESSMENT DISTRICT NO. 92-1,
CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA,
COMMONLY KNOWN AS **FARMLAND ESTATES;**
DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSEMENT FOR
THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY
COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT;
AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, previous hereto pursuant to Resolution No. 16-07 entitled A Resolution of the City Council of the City of Ripon Ordering the City Engineer to Prepare on behalf of the City of Ripon the Engineer's Annual Assessment Report Pertaining to the Annual Assessments for Assessment District No. 92-1, City of Ripon, County of San Joaquin, California, commonly known as Farmland Estates, the City Engineer was directed to prepare and file with the City Clerk an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972, as amended;

WHEREAS, the City Engineer has now prepared his report in accordance with provisions of the Landscaping and Lighting Act of 1972, as amended, pertaining to the levying of the annual assessments for the fiscal year 2016-2017 , within the boundaries of said Assessment District and on the real property located therein. Said report was filed with the City Clerk on the 10th day of May , 2016, and

WHEREAS, the City Council has now examined said report pertaining to the levying of an annual assessment for the maintenance of the improvements previously installed within Assessment District No. 92-1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon as follows:

1. Assessment District No. 92-1 is commonly known as Farmland Estates. Assessment District No. 92-1's location and boundaries are described in Resolution of Intention No. 92-24 of the City Council, dated May 5, 1992 and are as shown in the assessment diagram and boundary map therefore, and consist of all lots contained within Farmland Estates and all proposed future lots as shown on the assessment diagram and boundary map. The report of the City Engineer contains a full and detailed description of the improvements, boundaries of Assessment District No. 92-1 and any zones therein, and the proposed assessments upon assessable lots and parcels of land within.

2. The City Council does hereby approve and adopt the report of the City Engineer for Assessment District No. 92-1 pertaining to the proposed annual assessments within said District filed with the City Clerk on the 10th day of May , 2016 .

3. The City Council finds that the public interest and convenience require, and thus the City Council intends to levy and collect assessments within Assessment District No. 92-1 for the fiscal year 2016-2017 as stated in the report of the City Engineer.

4. No substantial changes are proposed to the existing improvements and their maintenance within Assessment District No. 92-1. The levying and collection of the assessments as stated in the report of the City Engineer are for the maintenance of the improvements previously installed within Assessment District No. 92-1.

BE IT FURTHER RESOLVED as follows:

1. Notice is hereby given that the 2016-day of 12th , July , at the hour of 2016 in the Council Chambers, Ripon City Hall, 259 N. Wilma Avenue, Ripon, California, or as soon thereafter as the matter can be heard, is the time and place fixed by this Council for the hearing of any protests or objections in reference to the levying of the annual assessments proposed for Assessment District No. 92-1 as stated in the report of the City Engineer and any other matters contained therein. Any person who wishes to object may file a written protest with the City Clerk prior to the time set and scheduled for the public hearing or may appear in person at the time and place and be heard in reference thereto.

2. The City Clerk is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation in the City of Ripon at least once. Said publication is to be completed at least ten (10) days before the date of said public hearing.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 6 PM day of , by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
Jacob Parks, Mayor

ATTEST:

By: _____
Lisa Roos, City Clerk

CITY OF RIPON

FARMLAND ESTATES
LANDSCAPE MAINTENANCE DISTRICT NO. 92-1
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT
(Preliminary)

259 N. Wilma Avenue
Ripon, CA 95366
(209)599-2108

ANNUAL ASSESSMENT REPORT

FARMLAND ESTATES SUBDIVISION
LANDSCAPE MAINTENANCE DISTRICT NO. 92-1

WHEREAS, the City Council of the City of Ripon, San Joaquin County, California, pursuant to the provisions of the Landscape and Lighting Act of 1972, adopted its Resolution ordering the preparation of a report for formation of a street lighting and landscape district for the maintenance of the public improvements more particularly therein described.

WHEREAS, said Resolution directed the undersigned to make and file a report presenting a general description of plans and specifications for the proposed improvements, estimate of costs and diagram and assessment of the upon the land within the assessment district, to which Resolution reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby assess and apportion the total amount of the costs and expenses of the maintenance and servicing of said improvements upon the subdivisions of land liable therefore and benefited thereby all as is more particularly set forth in the assessment roll filed herewith, and incorporated herein. The numbers of said assessment roll correspond with the assigned number upon the assessment diagram filed herewith.

As required by said Act, a diagram is hereto attached showing the assessment district and also the boundaries of the respective parcels of land within said assessment district as the same existed at the time of the passage of said Resolution, each of which parcels having been given a separate number upon said diagram.

Said assessment is made upon the several parcels of land within said assessment district in proportion to the estimated benefits to be received by said parcels respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Dated this _____ day of _____, 2016

By: _____
Kevin Werner, P.E.
City Administrator / City Engineer

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SECTION I – PLANS AND SPECIFICATIONS

BOUNDARIES OF DISTRICT

The boundaries of the Assessment District are described in the Resolution of Intention by the City Council of the City of Ripon (Resolution No. 92-13) dated March 17, 1992 and as shown on the Assessment Diagram and Boundary Map attached.

DESCRIPTION OF WORK

The improvements to be maintained by this District shall include the following:

1. An access control wall to be constructed in an area generally from the back of curb to the right-of-way line along the east side of Jack Tone Road, from the northwest corner of Lot 1, Harvest Estates Unit No. 1, Tract No. 2002, to the northwest corner of Lot 68, Farmland Estates, Tract No. 2425.

2. Landscape items consisting of various trees and plants per the approved plan including an automatic timer controlled sprinkler system to provide water for said trees and plants.

The plans for these improvements are on file in the City Hall of the City of Ripon and were prepared by Ron L. Smith, RLA and dated July 19, 1991.

SECTION II – ESTIMATE OF COSTS OF IMPROVEMENTS

ENGINEER'S ESTIMATE OF MAINTENANCE COST

The landscaping, irrigation system and access control wall will be maintained by City of Ripon personnel. The City estimates that the cost to perform maintenance for 3,300 sq. ft. of landscaped area and improvements for the period July 1, 2016 through June 30, 2017 will amount to $3,350.00. Some of the items included are: water for plants and trees, weeding, pruning, replacement of trees and plants, wall maintenance, graffiti removal, and to maintain and replace, if necessary, irrigation controller, all sprinkler lines and sprinkler heads. The above listed items may not be all inclusive.

At the end of the fiscal year, a new estimate of maintenance costs will be made for the following fiscal year. Each succeeding year this procedure shall be repeated.

City Maintenance Costs	
Equipment & Tools	$50.00
Labor	$1,650.00
Landscape Maintenance	$300.00
Remove Graffiti from Wall	$100.00
Structural Repair for Wall	$400.00
Utilities	$100.00
Total City Maintenance Costs	$2,600.00
Incidental Costs	
City Administrative Costs	$400.00
Engineering Costs	$100.00
Legal Costs	$100.00
Publishing Legal Notices	$50.00
SJ County Auditor	$100.00
Total Incidental Costs	$750.00
Total Estimated Costs	$3,350.00
AMOUNT TO BE ASSESSED	**$3,350.00**

INCOME/EXPENSES

Year	Income		Expenses		Surplus (Deficit)	
91-92	0.00		1,085.63		($1,086.00)	
92-93	0.00		0.00		($1,086.00)	
93-94	5,443.42		2,915.13		$1,442.29	
94-95	6,028.44		5,276.83		$2,193.90	
95-96	3,663.92		5,577.72		$280.10	
96-97	7,270.46		3,818.83		$3,731.73	
97-98	4,826.24		2,910.86		$5,647.11	
98-99	3,300.00		2,907.18		$6,039.93	
99-00	3,300.00		2,272.71		$7,067.22	
00-01	3,300.00		3,740.73		$6,626.49	
01-02	3,300.00		3,890.36		$6,036.13	
02-03	3,300.00		8,803.67		$532.83	
03-04	3,285.00		3,112.28		$705.55	
04-05	3,296.50		3,148.27		$853.78	
05-06	3,350.00		4,185.13		$18.65	
06-07	3,350.00		3,464.33		($95.68)	
07-08	3,270.00		4,729.37		($1,555.05)	
08-09	3,250.00		6,663.79		($4,968.84)	
09-10	3,330.00		4,116.91		($5,755.75)	
10-11	3,350.00		3,379.86		($5,785.61)	
11-12	4,224.42		2,322.97		($3,884.16)	
12-13	5,125.50		2,830.14		($1,588.80)	
13-14	3,350.00		4,807.19		($3,045.99)	
14-15	3,350.00		4,581.06		($4,277.05)	
15-16	3,350.00	E	4,705.56	E	($5,632.61)	E
16-17	3,350.00	E				

All figures reflect Actual unless noted
"E" - Estimate

SECTION III – METHOD OF ASSESSMENT SPREAD

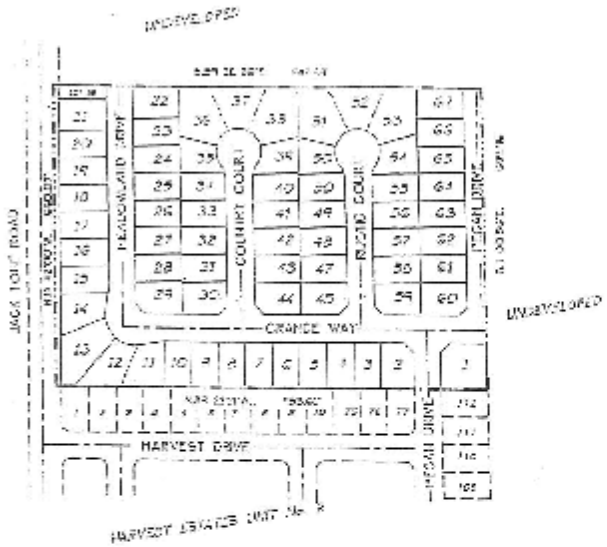
The basic objective of the Assessment Spread is to distribute costs in accordance with the benefits received. Costs have been spread equally to each residential lot as follows:

a) All lots, except lot 1, which has been dedicated to the City for park purposes, are being assessed equally for the estimated costs of maintenance for the Fiscal Year 2016-2017.

b) Lots numbered 1 through 68 are shown on the recorded subdivision map of Farmland Estates, Tract #2425.

SECTION IV – ASSESSMENT DIAGRAM AND BOUNDRY MAP

The Assessment Diagram and Boundary Map for this district is attached to these documents and is made a part hereof. It consists of all lots contained within Farmland Estates, all as shown on the Assessment Diagram and Boundary Map.



ASSESSMENT DIAGRAM

FARMLAND ESTATES

ASSESSMENT DIAGRAM AND BOUNDARY MAP
ASSESSMENT DISTRICT No. 92 - 1
FARMLAND ESTATES
CITY OF RIPON, SAN JOAQUIN COUNTY
CALLIFORINA. MAY 1992

NOTE : THE LOT NUMBERS SHOWN HEREON
ARE ALSO THE ASSESSMENT NUMBERS.

THESE PLANS WERE PREPARED BY THE CITY OF RIPON.

SECTION V – ASSESSMENT ROLL

Farmland Estates
Assessment District 92-1
Total Lots: 68 (67) lots assessed @ $50.00
(1) lot assessed @ $0.00

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
259-580-01	1	0.00	0	82300
259-580-70	2	1.00	50	82300
259-580-03	3	1.00	50	82300
259-580-04	4	1.00	50	82300
259-580-05	5	1.00	50	82300
259-580-06	6	1.00	50	82300
259-580-07	7	1.00	50	82300
259-580-08	8	1.00	50	82300
259-580-09	9	1.00	50	82300
259-580-10	10	1.00	50	82300
259-580-11	11	1.00	50	82300
259-580-12	12	1.00	50	82300
259-580-13	13	1.00	50	82300
259-580-14	14	1.00	50	82300
259-580-15	15	1.00	50	82300
259-580-16	16	1.00	50	82300
259-580-17	17	1.00	50	82300
259-580-18	18	1.00	50	82300
259-580-19	19	1.00	50	82300
259-580-20	20	1.00	50	82300
259-580-71	21	1.00	50	82300
259-580-22	22	1.00	50	82300
259-580-23	23	1.00	50	82300
259-580-24	24	1.00	50	82300
259-580-25	25	1.00	50	82300
259-580-26	26	1.00	50	82300
259-580-27	27	1.00	50	82300
259-580-28	28	1.00	50	82300
259-580-29	29	1.00	50	82300
259-580-30	30	1.00	50	82300
259-580-31	31	1.00	50	82300
259-580-32	32	1.00	50	82300
259-580-33	33	1.00	50	82300

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
259-580-34	34	1.00	50	82300
259-580-35	35	1.00	50	82300
259-580-36	36	1.00	50	82300
259-580-37	37	1.00	50	82300
259-580-38	38	1.00	50	82300
259-580-39	39	1.00	50	82300
259-580-40	40	1.00	50	82300
259-580-41	41	1.00	50	82300
259-580-42	42	1.00	50	82300
259-580-43	43	1.00	50	82300
259-580-44	44	1.00	50	82300
259-580-45	45	1.00	50	82300
259-580-46	46	1.00	50	82300
259-580-47	47	1.00	50	82300
259-580-48	48	1.00	50	82300
259-580-49	49	1.00	50	82300
259-580-50	50	1.00	50	82300
259-580-51	51	1.00	50	82300
259-580-52	52	1.00	50	82300
259-580-53	53	1.00	50	82300
259-580-54	54	1.00	50	82300
259-580-55	55	1.00	50	82300
259-580-56	56	1.00	50	82300
259-580-57	57	1.00	50	82300
259-580-58	58	1.00	50	82300
259-580-59	59	1.00	50	82300
259-580-60	60	1.00	50	82300
259-580-61	61	1.00	50	82300
259-580-62	62	1.00	50	82300
259-580-63	63	1.00	50	82300
259-580-64	64	1.00	50	82300
259-580-65	65	1.00	50	82300
259-580-66	66	1.00	50	82300
259-580-67	67	1.00	50	82300
259-580-69	68	1.00	50	82300
			3350	

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON
APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT
FOR THE FISCAL YEAR **2016-2017**
PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR
ASSESSMENT DISTRICT NO. 98-1,
CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA,
COMMONLY KNOWN AS **JACOB'S LANDING;**
DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSEMENT FOR
THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY
COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT;
AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, previous hereto pursuant to Resolution No. 16-07 entitled A Resolution of the City Council of the City of Ripon Ordering the City Engineer to Prepare on behalf of the City of Ripon the Engineer's Annual Assessment Report Pertaining to the Annual Assessments for Assessment District No. 98-1, City of Ripon, County of San Joaquin, California, commonly known as Jacob's Landing, the City Engineer was directed to prepare and file with the City Clerk an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972, as amended;

WHEREAS, the City Engineer has now prepared his report in accordance with provisions of the Landscaping and Lighting Act of 1972, as amended, pertaining to the levying of the annual assessments for the fiscal year 2016-2017 , within the boundaries of said Assessment District and on the real property located therein. Said report was filed with the City Clerk on the 10th day of May , 2016 ; and

WHEREAS, the City Council has now examined said report pertaining to the levying of an annual assessment for the maintenance of the improvements previously installed within Assessment District No 98-1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon as follows:

1. Assessment District No. 98-1 is commonly known as Jacob's Landing. Assessment District No. 98-1's location and boundaries are described in Resolution of Intention No. 98-01 of the City Council, dated January 6, 1998 and are as shown in the assessment diagram and boundary map therefore, and consist of all lots contained within Jacob's Landing and all proposed future lots as shown on the assessment diagram and boundary map. The report of the City Engineer contains a full and detailed description of the improvements, boundaries of Assessment District No. 98-1 and any zones therein, and the proposed assessments upon assessable lots and parcels of land within.

2. The City Council does hereby approve and adopt the report of the City Engineer for Assessment District No. 98-1 pertaining to the proposed annual assessments within said District filed with the City Clerk on the 10th day of May , 2016 .

3. The City Council finds that the public interest and convenience require, and thus the City Council intends to levy and collect assessments within Assessment District No. 98-1for the fiscal year 2016-2017 as stated in the report of the City Engineer.

4. No substantial changes are proposed to the existing improvements and their maintenance within Assessment District No. 98-1. The levying and collection of the assessments as stated in the report of the City Engineer are for the maintenance of the improvements previously installed within Assessment District No. 98-1.

BE IT FURTHER RESOLVED as follows:

1. Notice is hereby given that the 2016 day of 12th , July , at the hour of 2016 in the Council Chambers, Ripon City Hall, 259 N. Wilma Avenue, Ripon, California, or as soon thereafter as the matter can be heard, is the time and place fixed by this Council for the hearing of any protests or objections in reference to the levying of the annual assessments proposed for Assessment District No. 98-1 as stated in the report of the City Engineer and any other matters contained therein. Any person who wishes to object may file a written protest with the City Clerk prior to the time set and scheduled for the public hearing or may appear in person at the time and place and be heard in reference thereto.

2. The City Clerk is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation in the City of Ripon at least once. Said publication is to be completed at least ten (10) days before the date of said public hearing.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 6 PM day of , by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
Jacob Parks, Mayor

ATTEST:

By: _____
Lisa Roos, City Clerk

CITY OF RIPON

JACOB'S LANDING
LANDSCAPE MAINTENANCE DISTRICT NO. 98-1
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT
(Preliminary)

259 N. Wilma Avenue
Ripon, CA 95366
(209)599-2108

ANNUAL ASSESSMENT REPORT

JACOB'S LANDING SUBDIVISION
LANDSCAPE MAINTENANCE DISTRICT NO. 98-1

WHEREAS, the City Council of the City of Ripon, San Joaquin County, California, pursuant to the provisions of the Landscape and Lighting Act of 1972, adopted its Resolution ordering the preparation of a report for formation of a street lighting and landscape district for the maintenance of the public improvements more particularly therein described.

WHEREAS, said Resolution directed the undersigned to make and file a report presenting a general description of plans and specifications for the proposed improvements, estimate of costs and diagram and assessment of the upon the land within the assessment district, to which Resolution reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby assess and apportion the total amount of the costs and expenses of the maintenance and servicing of said improvements upon the subdivisions of land liable therefore and benefited thereby all as is more particularly set forth in the assessment roll filed herewith, and incorporated herein. The numbers of said assessment roll correspond with the assigned number upon the assessment diagram filed herewith.

As required by said Act, a diagram is hereto attached showing the assessment district and also the boundaries of the respective parcels of land within said assessment district as the same existed at the time of the passage of said Resolution, each of which parcels having been given a separate number upon said diagram.

Said assessment is made upon the several parcels of land within said assessment district in proportion to the estimated benefits to be received by said parcels respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Dated this _____ day of _____, 2016

By: _____
Kevin Werner, P.E.
City Administrator / City Engineer

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SECTION I – PLANS AND SPECIFICATIONS

BOUNDARIES OF DISTRICT

The boundaries of the Assessment District are described in the Resolution of Intention by the City Council of the City of Ripon (Resolution No. 98-37) dated May 5, 1998 and as shown on the Assessment Diagram and Boundary Map attached.

DESCRIPTION OF WORK

The improvements to be maintained by this District shall include the following:

1. Landscape items consisting of various trees and plants per the approved plan including an automatic timer controlled sprinkler system to provide water for said trees and plants. (Knox Landscape Architecture 8/20/89)

2. A masonry wall on the east side of Jack Tone Road between Farmland Estates and Canal Road and a masonry wall on the south side of Canal Road between Pecan Road and a point 250 feet (+/-) east of Jack Tone Road.

SECTION II – ESTIMATE OF COSTS OF IMPROVEMENTS

ENGINEER'S ESTIMATE OF MAINTENANCE COST

The landscaping, irrigation system and access control wall will be maintained by City of Ripon personnel. The City estimates that the cost to perform maintenance for 15,965 sq. ft. of landscaped area and improvements for the period July 1, 2016 through June 30, 2017 will amount to $5,700.66. Some of the items included are: water for plants and trees, weeding, pruning, replacement of trees and plants, wall maintenance, graffiti removal, and to maintain and replace, if necessary, irrigation controller, all sprinkler lines and sprinkler heads. The above listed items may not be all inclusive.

At the end of the fiscal year, a new estimate of maintenance costs will be made for the following fiscal year. Each succeeding year this procedure shall be repeated.

City Maintenance Costs	
Equipment & Tools	$50.00
Labor	$3,700.66
Landscape Maintenance	$500.00
Remove Graffiti from Wall	$100.00
Structural Repair for Wall	$500.00
Utilities	$100.00
Total City Maintenance Costs	$4,950.66
Incidental Costs	
City Administrative Costs	$400.00
Engineering Costs	$100.00
Legal Costs	$100.00
Publishing Legal Notices	$50.00
SJ County Auditor	$100.00
Total Incidental Costs	$750.00
Total Estimated Costs	$5,700.66
AMOUNT TO BE ASSESSED	**$5,700.66**

INCOME/EXPENSES

Year	Income		Expenses		Surplus (Deficit)	
97-98	0.00		1,058.60		($1,058.60)	
98-99	7,229.76		1,251.59		$4,919.57	
99-00	5,696.76		2,027.61		$8,588.72	
00-01	5,696.76		3,066.52		$11,218.96	
01-02	5,700.00		3,594.78		$13,324.18	
02-03	5,700.66		3,639.32		$15,385.52	
03-04	5,758.83		5,793.96		$15,350.39	
04-05	5,643.65		5,927.41		$15,066.63	
05-06	5,700.66		5,340.83		$15,426.46	
06-07	5,700.66		5,721.26		$15,405.86	
07-08	5,700.66		2,910.40		$18,196.12	
08-09	5,700.66		5,537.83		$18,358.95	
09-10	5,700.66		7,664.65		$16,394.96	
10-11	5,700.66		2,889.54		$19,206.08	
11-12	6,855.75		2,380.20		$23,681.63	
12-13	8,722.01		3,112.81		$29,290.83	
13-14	5,700.66		4,522.09		$30,469.40	
14-15	5,700.66		7,756.20		$28,413.86	
15-16	5,700.66	E	8,904.96	E	$25,209.56	E
16-17	5,700.66	E				

All figures reflect Actual unless noted
"E" - Estimate

SECTION III – METHOD OF ASSESSMENT SPREAD

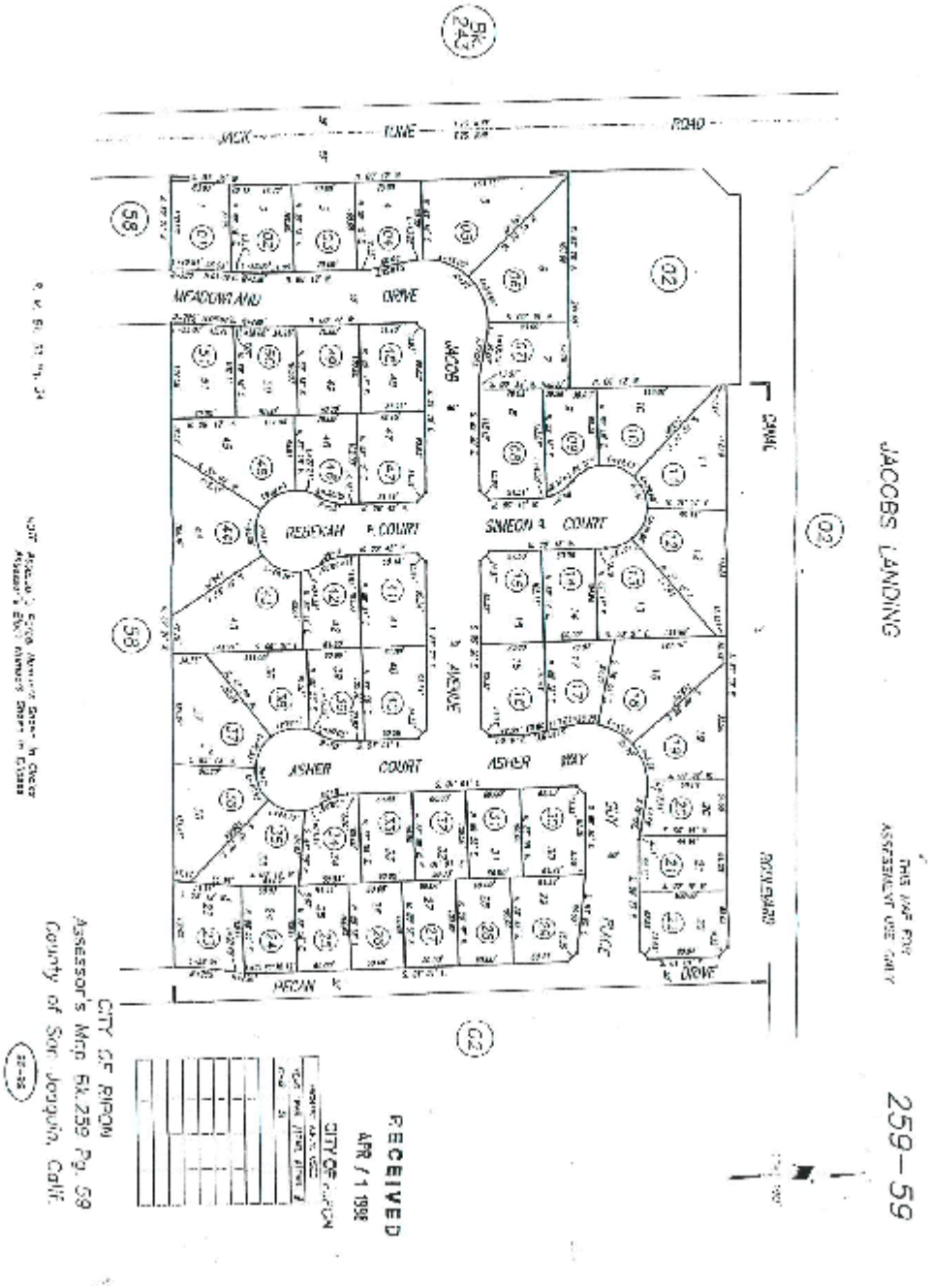
The basic objective of the Assessment Spread is to distribute costs in accordance with the benefits received. Costs have been spread equally to each residential lot as follows:

a) All lots, except lots 36 & 44, are being assessed equally for the estimated costs of maintenance for the Fiscal Year 2016-2017.

b) Lots numbered 1 through 51 as originally plotted are shown on the recorded subdivision map of Jacob's Landing Subdivision, Tract #2793.

SECTION IV – ASSESSMENT DIAGRAM AND BOUNDRY MAP

The Assessment Diagram and Boundary Map for this district is attached to these documents and is made a part hereof. It consists of all lots contained within Jacob's Landing Subdivision, all as shown on the Assessment Diagram and Boundary Map.


JACOBS LANDING
259-59
THIS MAP FOR ASSESSMENT USE ONLY
MEADOWLAND DRIVE
JACOB WAY
REBEKAH COURT
SIMEON COURT
ASHER WAY
ASHER COURT
ASHER WAY
BOULEVARD
DRIVE
HEGAN
CITY OF RIPON
Assessor's Map 64.259 Pg. 59
County of San Joaquin, Calif.
RECEIVED
APR / 1 1998
CITY OF RIPON

SECTION V – ASSESSMENT ROLL

Jacobs Landing Subdivision
Assessment District 98-1
Total Lots: 51 (49) lots assessed @ $116.34
(2) lots assessed @ $0.00

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
259-590-77	1	1.00	116.34	82360
259-590-02	2	1.00	116.34	82360
259-590-03	3	1.00	116.34	82360
259-590-04	4	1.00	116.34	82360
259-590-05	5	1.00	116.34	82360
259-590-06	6	1.00	116.34	82360
259-590-07	7	1.00	116.34	82360
259-590-52	8	1.00	116.34	82360
259-590-53	9	1.00	116.34	82360
259-590-10	10	1.00	116.34	82360
259-590-11	11	1.00	116.34	82360
259-590-12	12	1.00	116.34	82360
259-590-54	13	1.00	116.34	82360
259-590-55	14	1.00	116.34	82360
259-590-56	15	1.00	116.34	82360
259-590-57	16	1.00	116.34	82360
259-590-58	17	1.00	116.34	82360
259-590-18	18	1.00	116.34	82360
259-590-19	19	1.00	116.34	82360
259-590-20	20	1.00	116.34	82360
259-590-59	21	1.00	116.34	82360
259-590-60	22	1.00	116.34	82360
259-590-61	23	1.00	116.34	82360
259-590-62	24	1.00	116.34	82360
259-590-63	25	1.00	116.34	82360
259-590-64	26	1.00	116.34	82360
259-590-65	27	1.00	116.34	82360
259-590-66	28	1.00	116.34	82360
259-590-67	29	1.00	116.34	82360
259-590-68	30	1.00	116.34	82360
259-590-31	31	1.00	116.34	82360
259-590-32	32	1.00	116.34	82360
259-590-33	33	1.00	116.34	82360

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
259-590-34	34	1.00	116.34	82360
259-590-69	35	1.00	116.34	82360
None	36	0.00	0	82360
259-590-70	37	1.00	116.34	82360
259-590-76	38	1.00	116.34	82360
259-590-75	39	1.00	116.34	82360
259-590-40	40	1.00	116.34	82360
259-590-41	41	1.00	116.34	82360
259-590-71	42	1.00	116.34	82360
259-590-72	43	1.00	116.34	82360
None	44	0.00	0	82360
259-590-73	45	1.00	116.34	82360
259-590-74	46	1.00	116.34	82360
259-590-47	47	1.00	116.34	82360
259-590-48	48	1.00	116.34	82360
259-590-49	49	1.00	116.34	82360
259-590-50	50	1.00	116.34	82360
259-590-51	51	1.00	116.34	82360
			5700.66	

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON
APPROVING THE CITY ENGINEER'S PRELIMINARY ANNUAL ASSESSMENT REPORT
FOR THE FISCAL YEAR **2016-2017**
PERTAINING TO THE LEVYING OF ANNUAL ASSESSMENTS FOR
ASSESSMENT DISTRICT NO. 94-1,
CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA,
COMMONLY KNOWN AS **MAIN STREET LANDSCAPING DISTRICT;**
DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSEMENT FOR
THE MAINTENANCE OF CERTAIN IMPROVEMENTS PREVIOUSLY APPROVED BY THE CITY
COUNCIL AS A PART OF THE FORMATION OF SAID ASSESSMENT DISTRICT;
AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, previous hereto pursuant to Resolution No. 16-07 on behalf of the City of Ripon the Engineer's Annual Assessment Report Pertaining to the Annual Assessments for Assessment District No. 94-1, City of Ripon, County of San Joaquin, California, commonly known as Main Street Landscaping District, the City Engineer was directed to prepare and file with the City Clerk an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972, as amended;

WHEREAS, the City Engineer has now prepared his report in accordance with provisions of the Landscaping and Lighting Act of 1972, as amended, pertaining to the levying of the annual assessments for the fiscal year 2016-2017 , within the boundaries of said Assessment District and on the real property located therein. Said report was filed with the City Clerk on the 10th day of May , 2016 ; and

WHEREAS, the City Council has now examined said report pertaining to the levying of an annual assessment for the maintenance of the improvements previously installed within Assessment District No. 94-1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ripon as follows:

1. Assessment District No. 94-1 is commonly known as Main Street Landscaping District. Assessment District No. 94-1's location and boundaries are described in Resolution of Intention No. 94-36 of the City Council, dated June 7, 1994 and are as shown in the assessment diagram and boundary map therefore, and consist of all lots contained within Main Street Landscaping District and all proposed future lots as shown on the assessment diagram and boundary map. The report of the City Engineer contains a full and detailed description of the improvements, boundaries of Assessment District No. 94-1 and any zones therein, and the proposed assessments upon assessable lots and parcels of land within.

2. The City Council does hereby approve and adopt the report of the City Engineer for Assessment District No. 94-1 pertaining to the proposed annual assessments within said District filed with the City Clerk on the 10th day of May , 2016 .

3. The City Council finds that the public interest and convenience require, and thus the City Council intends to levy and collect assessments within Assessment District No. 94-1 for the fiscal year 2016-2017 as stated in the report of the City Engineer.

4. No substantial changes are proposed to the existing improvements and their maintenance within Assessment District No. 94-1. The levying and collection of the assessments as stated in the report of the City Engineer are for the maintenance of the improvements previously installed within Assessment District No. 94-1.

BE IT FURTHER RESOLVED as follows:

1. Notice is hereby given that the 2016 day of 12th , July , at the hour of 2016 in the Council Chambers, Ripon City Hall, 259 N. Wilma Avenue, Ripon, California, or as soon thereafter as the matter can be heard, is the time and place fixed by this Council for the hearing of any protests or objections in reference to the levying of the annual assessments proposed for Assessment District No. 94-1 as stated in the report of the City Engineer and any other matters contained therein. Any person who wishes to object may file a written protest with the City Clerk prior to the time set and scheduled for the public hearing or may appear in person at the time and place and be heard in reference thereto.

2. The City Clerk is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation in the City of Ripon at least once. Said publication is to be completed at least ten (10) days before the date of said public hearing.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 6 PM day of , by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
Jacob Parks, Mayor

ATTEST:

By: _____
Lisa Roos, City Clerk

CITY OF RIPON

MAIN STREET
LANDSCAPE MAINTENANCE DISTRICT NO. 94-1
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT
(Preliminary)

259 N. Wilma Avenue
Ripon, CA 95366
(209)599-2108

ANNUAL ASSESSMENT REPORT

MAIN STREET
LANDSCAPE MAINTENANCE DISTRICT NO. 94-1

WHEREAS, the City Council of the City of Ripon, San Joaquin County, California, pursuant to the provisions of the Landscape and Lighting Act of 1972, adopted its Resolution ordering the preparation of a report for formation of a street lighting and landscape district for the maintenance of the public improvements more particularly therein described.

WHEREAS, said Resolution directed the undersigned to make and file a report presenting a general description of plans and specifications for the proposed improvements, estimate of costs and diagram and assessment of the upon the land within the assessment district, to which Resolution reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby assess and apportion the total amount of the costs and expenses of the maintenance and servicing of said improvements upon the subdivisions of land liable therefore and benefited thereby all as is more particularly set forth in the assessment roll filed herewith, and incorporated herein. The numbers of said assessment roll correspond with the assigned number upon the assessment diagram filed herewith.

As required by said Act, a diagram is hereto attached showing the assessment district and also the boundaries of the respective parcels of land within said assessment district as the same existed at the time of the passage of said Resolution, each of which parcels having been given a separate number upon said diagram.

Said assessment is made upon the several parcels of land within said assessment district in proportion to the estimated benefits to be received by said parcels respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Dated this _____ day of _____, 2016

By: _____
Kevin Werner, P.E.
City Administrator / City Engineer

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SECTION I – PLANS AND SPECIFICATIONS

BOUNDARIES OF DISTRICT

The boundaries of the Assessment District are described in the Resolution of Intention by the City Council of the City of Ripon (Resolution No. 94-36) dated June 7, 1994 and as shown on the Assessment Diagram and Boundary Map attached.

DESCRIPTION OF WORK

The improvements to be maintained by this District shall include the following:

1. Landscape items consisting of various trees and plants per the approved plan including an automatic timer controlled sprinkler system to provide water for said trees and plants.

2. The arbors, benches, and bicycle racks installed as part of the project will also be maintained.

The plans for these improvements are on file in the City Hall of the City of Ripon and were prepared by the City of Ripon.

SECTION II – ESTIMATE OF COSTS OF IMPROVEMENTS

ENGINEER'S ESTIMATE OF MAINTENANCE COST

The landscaping, irrigation system and access control wall will be maintained by City of Ripon personnel. The City estimates that the cost to perform maintenance for the improvements for the period July 1, 2016 through June 30, 2017 will amount to 10,480.92. Some of the items included are: water for plants and trees, weeding, pruning, replacement of trees and plants, graffiti removal, and to maintain and replace, if necessary, irrigation controller, all sprinkler lines and sprinkler heads. The above listed items may not be all inclusive.

At the end of the fiscal year, a new estimate of maintenance costs will be made for the following fiscal year. Each succeeding year this procedure shall be repeated.

City Maintenance Costs	
Equipment & Tools	$50.00
Labor	$6,380.92
Landscape Maintenance	$2,300.00
Remove Graffiti from Wall	$100.00
Utilities	$100.00
Total City Maintenance Costs	$8,930.92
Incidental Costs	
City Administrative Costs	$1,200.00
Engineering Costs	$100.00
Legal Costs	$100.00
Publishing Legal Notices	$50.00
SJ County Auditor	$100.00
Total Incidental Costs	$1,550.00
Total Estimated Costs	$10,480.92
AMOUNT TO BE ASSESSED	**$10,480.92**

INCOME/EXPENSES

Year	Income		Expenses		Surplus (Deficit)
94-95	0.00		76.72		($77.00)
95-96	0.00		6,201.84		($6,278.84)
96-97	16,166.74		9,858.12		$29.78
97-98	11,533.38		10,571.02		$992.14
98-99	11,659.64		5,627.72		$7,024.06
99-00	11,659.64		12,757.47		$5,926.23
00-01	11,671.34		16,488.64		$1,108.93
01-02	11,671.34		14,474.43		($1,694.16)
02-03	11,400.17		12,800.19		($3,094.18)
03-04	11,763.55		12,072.01		($3,402.64)
04-05	10,374.46		8,939.50		($1,967.68)
05-06	10,817.56		17,397.62		($8,547.74)
06-07	10,817.55		13,341.35		($11,071.54)
07-08	10,817.57		14,043.49		($14,297.46)
08-09	10,817.56		29,186.98		($32,666.88)
09-10	10,817.56		27,503.98		($49,353.30)
10-11	10,817.56		20,609.62		($59,145.36)
11-12	13,276.87		11,053.83		($56,922.32)
12-13	16,550.87		8,755.04		($49,126.49)
13-14	10,817.56		16,539.67		($54,848.60)
14-15	10,817.56		12,010.90		($56,041.94)
15-16	10,817.56	E	16,107.48	E	($61,331.86)
16-17	10,480.92	E			

All figures reflect Actual unless noted
"E" - Estimate

SECTION III – METHOD OF ASSESSMENT SPREAD

The basic objective of the Assessment Spread is to distribute costs in accordance with the benefits received. Costs have been spread equally to each residential lot as follows:

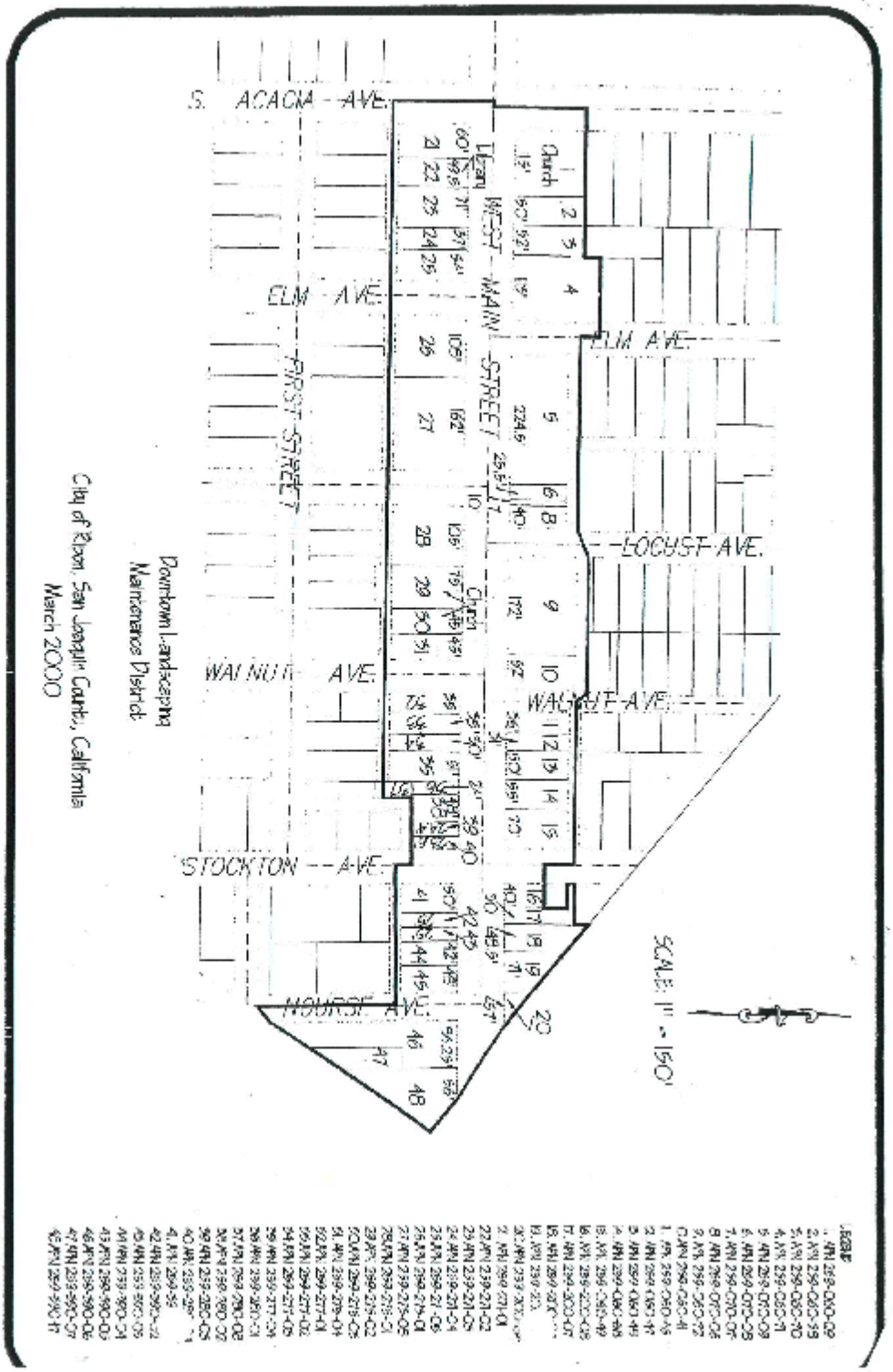
a) One half of the estimated cost is assessed equally to each parcel within the project boundary. Parcels owned or operated by non-profit organizations are exempt.

b) One half of the estimated cost is assessed on a front foot basis. The parcel will pay according to its frontage on Main Street. Parcels owned or operated by non-profit organizations are exempt.

c) The amount assessed to each parcel is the sum of “a” and “b” above.

SECTION IV – ASSESSMENT DIAGRAM AND BOUNDRY MAP

The Assessment Diagram and Boundary Map for this district is attached to these documents and is made a part hereof. It consists of all lots contained within Main Street Landscape Maintenance District, all as shown on the Assessment Diagram and Boundary Map.


S. ACACIA AVE.
WEST MAIN STREET
ELM AVE.
FIRST STREET
LOCUST AVE.
WALNUT AVE.
STOCKTON AVE.
NOURSE AVE.
SCALE: 1" = 150'
Downtown Landscaping
Maintenance District
City of Rialto, San Joaquin County, California
March 2000

SECTION V – ASSESSMENT ROLL

Main Street
Assessment District 94-1

Total Lots: 47

(39) lots assessed @ $136.96 + (linear footage)
(8) lots assessed @ $0.00

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
258-280-03		1.00	194.11	82320
259-060-09		0.00	0	82320
259-060-41		1.00	282.17	82320
259-060-46		1.00	222.17	82320
259-060-47		1.00	209.57	82320
259-060-48		1.00	265.78	82320
259-060-58		1.00	254.07	82320
259-060-70		1.00	247.04	82320
259-060-71		1.00	401.15	82320
259-060-72		1.00	528.33	82320
259-060-73		1.00	265.78	82320
259-060-74		1.00	300.91	82320
259-070-06		0.00	0	82320
259-070-07		0.00	0	82320
259-070-08		1.00	196.71	82320
259-070-09		0.00	0	82320
259-200-04		1.00	261.87	82320
259-200-05		1.00	312.62	82320
259-200-06		1.00	250.55	82320
259-200-07		1.00	207.22	82320
259-200-08		1.00	230.64	82320
259-271-01		1.00	266.95	82320
259-271-03		1.00	303.25	82320
259-271-04		1.00	223.62	82320
259-271-05		1.00	263.43	82320
259-271-11		0.00	0	82320
259-271-12		0.00	0	82320
259-273-01		1.00	389.91	82320
259-273-08		1.00	516.38	82320
259-275-01		1.00	382.88	82320
259-275-02		0.00	0	82320
259-275-03		0.00	0	82320

APN	Lot Number	Assessable Units	Assessment Rate	Tax Code
259-275-04		1.00	242.36	82320
259-277-01		1.00	218.93	82320
259-277-02		1.00	218.93	82320
259-277-03		1.00	207.22	82320
259-277-04		1.00	254.07	82320
259-280-01		1.00	193.17	82320
259-280-02		1.00	270.46	82320
259-280-04		1.00	192.23	82320
259-390-01		1.00	254.07	82320
259-390-02		1.00	195.51	82320
259-390-03		1.00	195.51	82320
259-390-04		1.00	235.33	82320
259-390-05		1.00	249.38	82320
259-390-17		1.00	237.67	82320
259-390-19		1.00	338.97	82320
			10480.92	

RESOLUTION NO. 16- __

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ADOPTING THE FEE SCHEDULE FOR CERTAIN TRAFFIC AND SAFETY VIOLATIONS

WHEREAS, California Vehicle Code section 21100 allows California municipalities to regulate certain traffic and safety matters; and

WHEREAS, Title 10 "VEHICLES AND TRAFFIC" of the Municipal Code of the City of Ripon requires the enforcement and obedience to the City's traffic and safety laws; and

WHEREAS, under the Police Power of the City of Ripon the City may set fees for certain traffic and safety violations; and

WHEREAS, from time-to-time, the City of Ripon updates the fee schedule for the stated traffic and safety violations; and

WHEREAS, the City of Ripon has reviewed its fees and determined that an adjustment to its fees is necessary to adjust for inflation and in comparison with fees charged by surrounding cities.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ripon does hereby adopt the following fee schedule which is hereby attached as Exhibit "A."

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 10th day of May, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINING:

THE CITY OF RIPON
A Municipal Corporation

By _____
JACOB PARKS, Mayor

ATTEST:

By _____
LISA ROOS, City Clerk

Ripon Police Department
Memorandum

TO: Honorable Ripon City Council

FROM: Edward Ormonde, Chief of Police

DATE: May 4, 2016

SUBJECT: Updated Bail Schedule for City of Ripon Parking Fees

Honorable City Council,

I am respectfully requesting the adoption of the revised City of Ripon Parking Fees Schedule. The revised fee schedule has been updated to include bail amounts for violations of the newly passed Residential Parking Permit Program. The fees are set as follows:

Permit Parking Area w/o Permit	10.58.150 A	$50
2nd Offense		$100
3rd Offense		$200
Obtain Permit Parking Illegally	10.58.150 B	$200
Improper Use of Parking Permit	10.58.150 C	$50
2nd Offense		$100
3rd Offense		$200
Parking Permit Used for Commuter Parking	10.58.150 D	$50
2nd Offense		$100
3rd Offense		$200
Illegal Duplication of Parking Permit	10.58.150 E	$200

Thank you for your consideration.

Respectfully,

Edward Ormonde

Edward Ormonde
Chief of Police

CITY OF RIPON PARKING FEES

Nature of Offense	Section	Minimum Civil Penalty RIPON
Unauthorized Direction of Traffic	10.08.020	**$50.00**
Failure or Refusal to Obey Officer, etc	10.08.030	**$110.00**
Interference with officer	10.08.050	**$110.00**
Failure to obey traffic control device	10.12.030	**$50.00**
Unauthorized painting of curbs	10.12.090	**$50.00**
Failure to obey turning markers, signs, etc	10.16.010-B	**$50.00**
Failure to obey "No Turn" signs	10.16.030	**$50.00**
Improper right turn at traffic signal "Stop"	10.16.050-A	**$70.00**
Failure to stop when emerging from alley	10.24.030	**$50.00**
Driving through funeral procession	10.28.010	**$50.00**
Driving over new pavement or markings	10.28.020	**$50.00**
Unlawful exit or entry of limited-access roadway	10.28.030	**$50.00**
Unlawful use of freeway	10.28.050	**$50.00**
Unlawful placing or removal of barriers and signs	10.28.050	**$50.00**
Obstructing traffic in intersection	10.28.060	**$50.00**
Movement of heavy equipment without permit	10.28.070	**$50.00**
Vehicle with improper landing gear	10.28.080	**$50.00**
Spillage on city streets	10.28.090	**$50.00**
Animal-drawn vehicles prohibited	10.28.100	**$50.00**
Unlawful riding or driving on sidewalk	10.28.110	**$50.00**
Driving around, through, or under railway gates	10.28.120	**$50.00**
Obstruciton of street by train	10.28.130	**$50.00**
Failure to use crosswalks	10.32.020	**$50.00**

Unlawful parking after expiration of meter	10.36.050	**$50.00**
Unlawful extension of parking time	10.36.060	**$50.00**
Improper use of parking meter	10.36.070	**$50.00**
Deposit of coins by unauthorized person	10.36.080	**$50.00**
Unlawful use of meter or meter standard	10.36.090	**$50.00**
Stopping, standing or parking on parkway	10.50.020	**$50.00**
Failure to obey curb markings or signs	10.50.030-B	**$50.00**
Parking in "No Parking Area"	10.50.050	**$50.00**
Parking for more than seventy-two hours	10.50.050	**$50.00**
Parking vehicle to advertise sale prohibited	10.50.060	**$50.00**
Vehicle or machinery repair on street prohibited	10.50.070	**$50.00**
Unlawful storing of disabled vehicle in yard	10.50.080	**$50.00**
Washing or polishing vehicle on street for charge	10.50.120	**$50.00**
Unauthorized parking adjacent to school	10.50.130-B	**$50.00**
Unauthorized parking on narrow street	10.50.150-B	**$50.00**
Unauthorized parking on grade	10.50.150	**$50.00**
Unauthorized parking of peddler or vendor stands	10.50.160	**$70.00**
Failure to obey emergency parking signs	10.50.170-B	**$50.00**
Parking more than 24 minutes in green zone	10.50.180-B	**$50.00**
Parking more than 50 minutes	10.50.190	**$50.00**
Parking more than one hour	10.50.200	**$50.00**
Parking more than two hours	10.50.210	**$50.00**
Parking more than three hours	10.50.220	**$50.00**
Unauthorized parallel parking	10.50.230	**$70.00**
Failure to park within space markings	10.50.250	**$50.00**
Stopping in "No Stopping" zone	10.50.260	**$50.00**

Unauthorized parking between 2 and 4 am	10.50.270	**$50.00**
Failure to obey curb markings	10.50.290	**$50.00**
Unauthorized stopping in yellow loading zone	10.50.310	**$50.00**
Unauthorized stopping alley	10.50.330	**$50.00**
Failure to use truck route	10.44.010	**$110.00**
Prohibited use of commercial vehicle on street	10.44.020	**$110.00**
Commercial vehicle unlawfully on private drive	10.44.050	**$70.00**
Unlawful use of advertising vehicle	10.44.060	**$50.00**
Operating bicycle without a license	10.52.020	**$20.00**
Renting an unlicensed or improperly equipped bicycle	10.52.050	**$20.00**
Failure of secondhand dealer to make daily report	10.52.120	**$50.00**
Failure of dealers to make monthly report	10.52.130	**$50.00**
Failure to report transfer or sale of bicycle	10.52.150	**$20.00**
Unauthorized riding of bicycle on sidewalk	10.52.150	**$20.00**
Unauthorized parking of bicycle (5.00 limit on bicycle violations - see section 10.52.170)	10.52.170	**$20.00**
Unauthorized use of skates or skateboards	10.53.050	**$50.00**
RV Parking Outside Structures	10.56.050	**$50.00**
RV Parking Outside Structures (built before 1988)	10.56.050B	**$50.00**
RV Parking on the Street w/o Permit	10.56.060	**$50.00**
Permit Parking Area w/o Permit 2nd Offense $100; 3rd Offense $200	10.58.150 A	**$50.00**
Obtain Permit Parking Illegally	10.58.150 B	**$200.00**
Improper Use of Parking Permit 2nd Offense $100; 3rd Offense $200	10.58.150 C	**$50.00**
Parking Permit Used for Commuter Parking 2nd Offense $100; 3rd Offense $200	10.58.150 D	**$50.00**
Illegal Duplication of Parking Permit	10.58.150 E	**$200.00**

Unregistered vehicle	5000(a)	**$160.00** **$10.00 w/P.C.**
Failure to display license plates	5200	**$110.00** **$10.00 w/P.C.**
Prohibited stopping, standing, or parking	22500	**$50.00**
Parking within intersection	22500a	**$50.00**
Parking on a crosswalk	22500b	**$70.00**
Parking between safety zone and curb	22500c	**$50.00**
Parking within 15 ft of fire station	22500d	**$50.00**
Parking in front of driveway	22500e	**$50.00**
Parking on sidewalk	22500f	**$50.00**
Parking at street excavation	22500g	**$50.00**
Double Parking	22500h	**$50.00**
Parking in bus zone - red curg	22500i	**$50.00**
Parking in tub or tunnel	22500j	**$50.00**
Parking on bridge	22500k	**$50.00**
Parking in front of curb lowered for wheelchair	225001	**$50.00**
Parking in Fire Lane Prohibited	22500.1	**$70.00**
Failure to parallel park within 18 inches of curb	22502(a)	**$50.00**
Parking in spaces designated for disabled persons	22507.8	**$410.00** **$10 w/proof of placard**
Parking within 15 feet of fire hydrant	22514	**$50.00**
Parking locked vehicle with occupant	22516	**$50.00**
Opening Door on moving traffic side	22517	**$50.00**
Park within 7 1/2 feet of nearest rail	22521	**$50.00**
Park near ramp for handicapped	22522	**$50.00**
Abandoning a vehicle	22523(a)(b)	**$310.00**

Authority to place turning markers	10.18.010	**$40.00**
Chief of Police Authorized to Place Markers	10.18.010(A)	Not Used
RIGHT TURN-CONTROLLED INTERSECTION-PROHIBITED	10.16.040	**$70.00**
NO STOPPING/PARKING AREAS ESTABLISHED	10.40.030	**$40.00**
FAILURE TO OBEY CURB MARKINGS OR SIGNS	10.40.030(A)	**$40.00**
PARKING IN "NO PARKING" AREA	10.40.040(F)	**$40.00**
UNLAWFUL VEH REPAIR ON RESIDENTIAL PROP	10.40.090	**$50.00**
PARKING ADJACENT TO SCHOOLS	10.40.130	**$50.00**
CHIEF OF POLICE AUTHORIZED TO PLACE SIGNS	10.40.130(A)	Not Used
PARKING PROHIBITED ON NARROW STREETS	10.40.140	**$50.00**
CHIEF OF POLICE AUTHORIZED TO PLACE SIGNS	10.40.140(A)	Not Used
EMERGENCY PARKING SIGNS	10.40.170	**$50.00**
CHIEF AUTHORIZED TO POST TEMPORARY SIGNS	10.40.170(A)	Not Used
TWENTY-FOUR MINUTE PARKING AREA	10.40.180	**$50.00**
GREEN CURB - 24 MINUTE PARKING	10.40.180(A)	**$50.00**
DIAGONAL PARKING	10.40.240	**$70.00**
UNAUTHORIZED DIAGONAL PARKING	10.40.240(A)2)	**$70.00**
UNAUTHORIZED STOP IN PASSENGER LOAD ZONE	10.40.320	**$50.00**
PARKING RROHIBITED OFF TRUCK ROUTES	10.40.360	**$50.00**
OFF TRUCK ROUTE	10.44.010(B)	**$100.00**
UNAUTHORIZED PARKING OF BICYCLE	10.52.160	**$10.00**
ANNUAL PERMIT	10.56.050(B)(1)	**$50.00**
BLOCKING TRAFFIC	22400(A)	**$50.00**
18" FROM THE CURB	22502	**$50.00**
HANDICAPPED PARKING VIOLATION	22507.8(A)	**$410.00**

BLOCKING DISABLED ACCESS	22507.8(B)	**$410.00**
HANDICAP PARKING CROSSHATCH	22507.8(C)(2)	**$410.00**
ABANDONING A VEHICLE	22523	**$310.00**
ABANDONING A VEHICLE	22523(A)	**$310.00**
ABANDONING A VEHICLE	22523(B)	**$310.00**
UNREGISTERED VEHICLE	4000	**$160.00** **$10 w/proof of correction**
FAILURE TO DISPLAY CURRENT TABS	5204	**$110.00**
MISSING/EXPIRED TABS	5204(A)	**$110.00**
BOTH PLATES REQUIRED	CVC 5200	**$110.00**
WRONG LICENSE PLATE	VC-5202	**$110.00**

CONSENT CALENDAR

Miscellaneous Items

MEMO

To: Honorable City Council
From: Lisa Roos
Date: April 25, 2016
Subject: Quarterly Investment Policy Review

The following report is the City's quarterly investment report for the period ending March 31, 2016.

Please accept this investment report.

Thank you.

CITY OF RIPON
Investment Policy
Quarterly Report

January 1, 2016 – March 31, 2016

The City of Ripon's investment policy was adopted by Resolution 96-63 on June 18, 1996 and it has been amended by Resolution 03-68 on August 19, 2003. This policy provides for the legislative body of a local agency to invest all money, belonging to, or in the custody of the local agency in accordance with the provisions of California Government Code Sections 5922, 53601 et seq., and 53635.

This quarterly review complies with all of the elements required by California Government Code section 53646(b).

Based upon the Treasurer's report, the entire investment of the City of Ripon is in FULL COMPLIANCE with the 2003 City of Ripon Investment Policy and the California Government Code.

For quarter ending March 31, 2016, the City received a return on all its investments of 0.24%.

At the end of March 2016, City funds are held in the following investments as listed:

INVESTMENTS

1.	State Treasurer - LAIF - (fair value basis 1.0)			$6,777,611
	(Interest rate 0.46% at 03/31/16)			
2.	CSJVRMA Pool - fair value			19,777,398
	Bank of New York (book value - $19,288,437)		Ratings	
	Investments: Agency	43.0%	AA+	
	US Corporate	21.8%	AA-	
	US Treasury	22.5%	AA+	
	Money Market Fund	1.5%	AAA	
	ABS	7.6%	AAA	
	Commercial Paper	1.4%	A-1	
	Supernational	2.2%	AAA	
3.	U S Treasury - (fair value basis 1.0)			
	(Interest rate 0.00% at 03/31/16)			632,855
	Bank of Stockton			
4.	U S Treasury - (fair value basis 1.0)			
	(Interest rate .19% at 03/31/16)			
	Union Bank			
	Water revenue bonds - 2006			839,405
	Water revenue bonds – 2012			2

5.	U S Treasury - (fair value basis 1.0) (Interest rate .1% at 03/31/16) U S Bank	
	Redevelopment agency 2003 tax allocation bonds	16,395
	Redevelopment agency 2005 tax allocation bonds	347,462
	Redevelopment agency 2007 tax allocation bonds	1,231,495
6.	Government Investment Contract (Ixis Funding Corporation - yielding 3.31%)	
	Redevelopment Agency 2003 tax allocation bonds	371,738
	Total Investments	$29,994,361

This report certifies that all investment actions executed prior to this report have been made in full compliance with the City of Ripon Investment Policy. This report also certifies that the City of Ripon will meet its expenditure obligations for the next six months as required by California Government Code Section 53646(b)(2) and (3).

Respectfully Submitted,

Lisa Roos

Lisa Roos
City Clerk/Finance Director

ORDINANCE NO. 841

AN ORDINANCE OF THE CITY OF RIPON APPROVING THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF RIPON AND ROD LOWE, AS SUCCESSOR TRUSTEE OF THE R & K LOWE 1997 REVOCABLE TRUST FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE CITY OF RIPON

WHEREAS, pursuant to Chapter 16.60 of the Ripon Municipal Code, the City may enter into a Development Agreement with the owners and/or developer of real property with the City.

WHEREAS, on the _____ day of _____, 2016 the CITY OF RIPON ("City") entered into a Development Agreement with Rod Low, as Successor Trustee of the R & K Lowe 1997 Revocable Trust ("Developer") for the development of certain real property in the City of Ripon, and

WHEREAS, The City of Ripon has determined that the Development Agreement is consistent with the Ripon General Plan; and

WHEREAS, the Development Agreement has been properly reviewed and assessed by the City pursuant to the California Environmental Quality Act in that the City of Ripon is declaring the project exempt from CEQA review pursuant to CEQA Guidelines Section 15182.

NOW, THEREFORE, BE IT ORDAINED by the City Council of The City of Ripon as follows:

Section 1: The Mayor and City Clerk of the City are hereby authorized to execute that certain Development Agreement as described above.

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 3: This Ordinance shall become effective thirty days from and after the date of its final passage and adoption and shall be published at least once within fifteen days prior to its effective date in the Ripon Record, the official newspaper of The City of Ripon.

The foregoing ordinance was introduced an the title thereof read at the regular meeting of the City Council of the City of Ripon held on the 12th day of April , 2016, and by unanimous vote of the council members present, further reading was waived.

On a motion by councilperson _____, seconded by councilperson _____, the foregoing ordinance was duly passed and adopted by the City Council of the City of Ripon at a regular meeting thereof held on this 10th day of May, 2016, by the following vote, TO WIT:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

THE CITY OF RIPON
A Municipal Corporation

By _____
JACOB PARKS, Mayor

ATTEST:

_____
LISA ROOS, City Clerk

MEMO

TO: CITY COUNCIL

FROM: STAFF

SUBJECT: CHAMBER FOUNDATION – FEE WAIVER

DATE: May 3, 2016

4. DISCUSSION ITEMS	**NOTES:**
C. CHAMBER FOUNDATION	
Souring over Ripon Fee Waiver	Waive the $3,500.00 fee for use of Mistlin Park on September 3 & 4, 2016 for the Soaring over Ripon Festival, previously known as "Color the Skies".

MEMO

Engineering Department

TO: Honorable City Council

FROM: James Pease

SUBJECT: CNG Expansion and Bus Shelter Project

DATE: May 2, 2016

On May 2, 2016 bids for the CNG Expansion and Bus Shelter Project were opened. Four bids were received, as summarized below:

T&S West:	$514,000.00
McFadden Construction, Inc.:	$540,545.00
Diede Construction, Inc.:	$560,059.00
TNT Industrial Contractors, Inc.:	$630,341.00

The project is funded through proposition 1b grants over multiple years including the Public Transportation Modernization, Improvement, & Services Enhancement Account (PTMISEA) and the Transit System Safety, Security & Disaster Response Account (TSSSDRA). The table below summarizes the project funding:

Proposition 1b grant funds received (total)	$ 625,892.00
Funds spent to date (consultant design, engineering)	$ 59,655.83
Remaining amount for construction (inspection, environmental fee)	$ 566,236.17

City staff has reviewed the bids and found T&S West to be the lowest responsive bidder. The Contractor has submitted the bid bond and all required documents. I am recommending that City Council award the contract to T&S West in the amount of $514,000.00 and authorize staff to proceed.

ORDINANCES

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON
REPEALING EXISTING CHAPTER 16.194 OF THE RIPON MUNICIPAL CODE AND
ADDING NEW CHAPTER 16.194 OF THE RIPON MUNICIPAL CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIPON AS FOLLOWS:

SECTION 1.

Chapter 16.194 of the Ripon Municipal Code, entitled "Below Market Rate Housing Program" is hereby repealed in its entirety and new Chapter 16.194 of the Ripon Municipal Code, entitled "Affordable Housing", is hereby added to read as follows:

Chapter 16.194 AFFORDABLE HOUSING

Sections:

16.194.010 Title and Purpose of Provisions.
16.194.020 Definitions.
16.194.030 Findings.
16.194.040 General Requirements.
16.194.050 Other Implementation Procedures.
16.194.060 Enforcement.
16.194.070 Appeal.
16.194.080 Severability.

16.194.010 Title and Purpose of Provisions.

A. Title. The provisions of this Chapter shall be known as the "Affordable Housing Program".

B. Purpose. The purpose of this Affordable Housing Program is to:

1. Enhance the public welfare and assure that further housing development contributes to the attainment of the City's housing goals as described in the Housing Element of the General Plan, by creating, preserving, maintaining, and protecting housing affordable for households of low- and moderate-income;

2. Assure that the remaining developable land in the City's planning area is utilized in a manner consistent with the City's housing policies and needs.

3. Provide an opportunity for home ownership for more Ripon residents, recognizing that new development is responsible for alleviating some, but not all, of the problems associated with affordable housing.

16.194.020 Definitions.

As used in this Chapter, each of the following terms shall be defined as follows:

"Affordable Housing Agreement" is an agreement executed by the City Administrator or his/her designee on behalf of the City, and by an authorized representative of the owner of a residential project, specifying how the residential project will comply with this Chapter. A development agreement pursuant to California Government Code Sections 65864 et seq. which states that it is an affordable housing agreement under this Chapter may serve as an affordable housing agreement.

“Affordable Housing Committee” is an ad hoc committee which shall meet on an as-needed basis for the purpose of negotiating the terms and conditions of an Affordable Housing Agreement for a development project under this Chapter. The Affordable Housing Committee shall consist of two members of the City Council, one member of the Planning Commission, the City Administrator and the Planning Director.

"Affordable unit" means an ownership unit, including senior housing, occupied by and available to households of very low-, low- and moderate-incomes at an affordable housing cost, adjusted for household size as defined in this Chapter, with deed restrictions as defined in this Chapter in favor of the City if applicable.

“City/Agency Subsidy” means an amount equal to the difference between fair market value of the owner-occupied affordable unit at the time it was sold to the owner and the actual purchase price of the owner-occupied affordable unit that was paid by the owner. Includes developer contribution, if any, for any unit.

"Custom home development" means any residential development being subdivided by one party and sold as individual lots or parcels to separate owners for construction and development of dwelling units.

“Down Payment Assistance” means a payment by the owner or developer of a residential development project to the City to be used for the benefit of income qualified individuals purchasing eligible homes within the City.

"Dwelling unit" means a dwelling designed and intended for occupancy by one household.

“Eligible Household” means a household whose income does not exceed the maximum specified in this Section for a given affordable unit.

“Housing Director” shall be the Planning Director or such other person as may be designated by the City Administrator.

"In-lieu fee" means a fee paid to the City by an applicant in lieu of providing the required affordable units.

"Market rate unit" is defined as a residential unit in Ripon sold at the market rate, i.e., at the highest price on the date of valuation that would be agreed to by a seller and a buyer, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

"Refinance and resale limitation agreement" means an agreement between the City and an individual homebuyer of an ownership affordable unit documenting resale controls and/or subsidy repayment obligations.

"Resale controls" means legal restrictions by which affordable units shall be restricted to ensure that the unit remains affordable to very low-, low- or moderate-income households, as provided pursuant to this Chapter and/or applicable State Housing Law. Resale controls for owner occupied units shall be in the form of resale restrictions, deeds of trust, and/or other similar documents recorded against the subject property.

"Residential development" means and includes, without limitation, for-sale single-family dwellings, multiple family dwellings, groups of dwellings, condominium or townhouse developments, condominium conversions, cooperative developments, mixed use developments that include housing units, manufactured housing, mobile homes, and residential land subdivisions intended to be sold to the general public. Residential development specifically excludes development for multifamily rental housing.

16.194.030 Findings.

In enacting this Chapter, the City Council of the City of Ripon finds as follows:

A. Housing costs in Ripon have steadily increased;

B. Substantial need exists for affordable housing to meet the City's regional needs as determined by the State;

C. Requiring new development to pay its fair share of the costs associated with the provision of affordable units is consistent with the City's Housing Element goals of fostering an adequate supply of housing for people at all economic levels and maintaining both economic diversity and geographically dispersed affordable housing;

D. Rising land prices have contributed to the lack of new affordable housing.

E. Through careful planning and adherence to high quality development standards, including generous street and sidewalk widths, lot setbacks, densities, provision of high quality parks and recreation amenities, maintaining high public safety staffing ratios, working cooperatively with the Ripon Consolidated Fire District and Ripon Unified School

District to ensure that public safety and school facilities are appropriately funded, and by managing and limiting residential growth, the City of Ripon has maintained a quality of life that benefits Ripon residents and their property values.

F. The existing relatively high property values in Ripon translate into a "premium" on each and every residential unit in Ripon, including new single family residential units, and results in Ripon being a highly desirable community for residential home builders. At the same time, Ripon's high property values naturally make home ownership in Ripon less affordable.

G. New development has, and will continue to exacerbate the affordable housing shortage in the City of Ripon, as developers of single family residential projects will continue to sell "market rate" homes and will continue to benefit from the "premium" described herein.

H. The City Council recognizes that government, acting alone, cannot solve the regional problem of affordable housing, but that new single family residential development projects can and should participate in meaningful solutions to prevent the affordable housing problem from becoming worse. In addition to the measures described in this Chapter and applicable to new single family residential development, the City Council has designated numerous parcels which are zoned for multi-family development. Development of these sites at higher densities is expected to provide housing opportunities for low and very low income residents. Further, the City Council has approved other programs designed to promote home ownership for lower income residents, including but not limited to, a First Time Homebuyer Down Payment Assistance Program, low interest housing rehabilitation loans, Below Market Rate Inclusionary Housing Program, Pre-Owned BMR Housing and Pre-owned market rate homes sold under the BMR Program and similar programs. Accordingly, the City Council finds that new single family residential developments are not burdened disproportionately by the requirements of this Chapter.

16.194.040 General Requirements.

A. Applicability. This Chapter shall apply to all new residential developments with dwelling units designed and intended for residential occupancy in the City's planning area. No residential development, other than that exempted in subsection B of this Section, shall be undertaken, and no building permits shall be accepted for processing or issued, unless the development has been approved in accordance with this Chapter. The requirements of this Chapter shall be applied prior to the application of a density bonus and no more than once to an approved residential development, regardless of changes in its character or ownership, provided that the total number of dwelling units does not change.

B. Exemptions. The following are exempt from the provisions of this Chapter:

1. Replacement housing due to natural disaster on a one for one basis (i.e., one dwelling unit replaced for each legally existing dwelling unit);

2. Modifications to existing properties or structures that do not increase the number of dwelling units;

3. Residential care facilities with dwelling units that are non self-sufficient units; that is, they do not include kitchen facilities (if a project includes both self-sufficient and non self-sufficient units, only the latter are exempt);

4. A residential second unit (as defined by state law) on an existing residential lot, subject to compliance with the zoning ordinance.

5. Rental housing units (apartments, duplexes, triplexes).

C. Affordability Requirement/Alternatives for Compliance. Developers of single family residential developments with dwelling units designed and intended for residential occupancy have the following options, each of which is described in the subsections below, to achieve compliance with this Ordinance.

1. FHA Limits/Down Payment Assistance. The developer shall ensure that 10% of the total units within the project will meet FHA lending limits and shall provide Down Payment Assistance as defined herein. Any fraction of an affordable unit required under this Section shall be resolved through payment of the In-Lieu Fee. In addition to Down Payment Assistance, the developer shall pay an administration fee of 10% of the amount of the Down Payment Assistance to the City. The Down Payment Assistance required in this section shall be based upon either of the following scenarios, to be determined by the City:

a. 100% of the FHA required down payment amount (currently 3.5%), along with the seller/builder covering one half of the closing costs (title, escrow and recording fees) if the home appraises within applicable FHA limits, OR

b. The difference between the appraised market rate and the applicable FHA limit, along with 100% of the FHA required down payment amount (currently 3.5%) %), along with the seller/builder covering one half of the closing costs (title, escrow and recording fees) if the home appraises higher than applicable FHA limits.

c. FHA Unit Development Requirements.

i. All FHA units shall be comparable in exterior elevations, interior and exterior material and amenities with all other market rate units within the development project.

ii. FHA units shall be consistent in number of bedrooms and bathrooms with all other units within the development. At a minimum FHA units shall be 3 bedroom/2 bath units, except that senior housing projects may be granted an exemption from this requirement.

iii. FHA units may be developed as duet homes on corner lots. Homes built as duets shall be constructed as a Planned Unit Development for that lot.

iv. The sales price for eligible residential units under this Chapter shall not exceed the applicable upper FHA limit, as revised from time to time.

v. The FHA unit must be sold to income-qualified individuals who do not currently own a home and have not owned a home within the previous 12 months.

vi. FHA buyers shall qualify for purchase of an FHA unit based upon income limits, credit score and other requirements adopted by the City Council by resolution and amended from time to time.

d. FHA Buyer Requirements.

i. Down payment assistance provided to any qualified buyer pursuant to this Chapter shall take the form of a second lien on the property with the following requirements:

a. Qualified applicants may receive Down Payment Assistance funds for the purchase of an FHA qualified home from the City of Ripon. The entire Down Payment Assistance can be borrowed from the City of Ripon's Affordable Housing Program with the following stipulations:

I. The City of Ripon will match Down Payment Assistance funds dollar for dollar, up to 100% of a required FHA down payment (currently 3.5%) with an interest free 5 year note. No payments shall be required for the first 5 years. Commencing on the sixth year, unless paid in full, the note shall be converted to a 10 year loan with an interest rate of 1 percentage point above the applicable Prime Rate of Interest.

II. Any unmatched Down Payment Assistance funds shall be a 15 year note with an interest rate of 1 percentage point above the applicable Prime Rate of Interest. No payments shall be required for the first five years and repayment of the loan shall commence beginning the sixth year. Interest will begin accruing from inception of the loan for any unmatched down payment assistance funds.

ii. Upon sale or transfer of title of the unit, the full balance plus any accrued interest shall be due and payable upon close of escrow.

iii. Any FHA funds received or repaid shall be used for future affordable housing programs.

iv. FHA buyers shall occupy the house as their primary residence. The City Council may adopt a resolution establishing a monitoring program to ensure the FHA buyer is still living in the unit as their primary residence.

v. Variable rate mortgage loans are not allowed under this program.

vi. The processing of loan papers upon refinancing or sale of unit will be subject to processing fees set by resolution of the City Council to help offset City expenses.

vii. Refinancing of affordable units is permitted under the following circumstances:

a. If homeowner is refinancing and not taking any cash out, the City will agree to subordinate the second and the second remains unchanged.

b. If homeowner is refinancing and taking cash out, the entire second shall be due and payable in full.

2. In Lieu Fee. The developer may elect to pay an In Lieu Fee as described in this subsection. The In Lieu Fee shall be calculated using the following formula: The difference between the median home price in Ripon and the applicable FHA limit, plus the down payment for an FHA unit, divided by 10 units. By way of example:

a. Example 1 with a median home sales price in Ripon of $400,000 and an FHA limit of $333,500.00.

$$\frac{(400{,}000 - 333{,}500) + (333{,}500 \times .035)}{10} = \$7{,}817.25 \text{ per unit}$$

b. Example 2, same as above for a 50 lot subdivision.

$$\frac{((400{,}000 - 333{,}500) + (333{,}500 \times .035)) \times 5}{50} = \$7{,}817.25 \text{ per unit}$$

3. Affordable Housing Agreement. The developer may negotiate an Alternative Equivalent Proposal with the Affordable Housing Committee, subject to approval by the City Council, which specifies an alternate means of satisfying this Chapter. An Alternative Equivalent Proposal may include, but is not limited to, payment of an in-lieu fee, dedication of vacant developable land, construction of affordable units on another site, and conversion of existing market rate for-sale or for-rent dwelling units within the City to affordable units through acquisition and enforcement of required affordability restrictions consistent with this Chapter. The Alternative Equivalent Proposal may also provide for the developer to construct and set aside 5% of the total residential units within the project for sale to very low, low and moderate

income households (as defined in the California Health and Safety Code), with deed restrictions designed to assure continued affordability and income qualifications. Any fraction of an affordable unit required under this Section shall be resolved through payment of the In-Lieu Fee. This requirement shall be implemented either through a Development Agreement or through the execution of a "Below Market Rate Housing Agreement" to be approved by the City Council, including resale controls and provisions governing refinance and resale limitations. All alternative equivalent proposals must be submitted in writing, demonstrate that the alternative equivalent will further affordable housing in the City to an equal or greater extent than the construction of required on-site affordable units required under this Chapter and satisfy the following minimum conditions: (1) be consistent with the City's Housing Element; (2) provide the same number or greater of affordable units; (3) have equivalent or lesser impact on the City's administrative obligations, including maintenance and management duties, than the on-site requirement; and (4) must result in the actual construction of affordable ownership units.

4. Concurrent Construction. In cases where the construction of affordable units is required under this Chapter, all affordable units in a residential development or phase of a residential development shall be constructed prior to or concurrently with market rate units, as set forth, and in the location specified, in a schedule of construction approved by the City and set forth in the Affordable Housing Agreement. The building permits for the last ten percent of the non-restricted dwelling units shall not be issued until the last affordable unit has been issued a building permit and construction of the last affordable unit has begun.

5. Design and Distribution of Affordable Units. All affordable units within a residential development shall be comparable to the market rate units in interior and exterior design, quality, materials, architectural elements and overall construction quality, as well as number and proportion of bedroom types. Affordable units shall be comparable to the "standard" landscaping and size. In addition, all affordable units shall include the same or similar interior amenities offered for market rate units within a residential development. Affordable units shall be dispersed throughout the residential development so as to prevent the concentration of affordable units, unless the Planning Commission has approved an alternative distribution pattern, or approval of an off-site location has been granted.

6. Length of Affordability. It is the intent of this Affordable Housing Program that affordable ownership units should remain affordable for as long as is practicable, taking into account the City's funding and staffing limitations and the difficulties associated with monitoring eligibility. Accordingly, the owner of an affordable ownership unit shall submit such information as may be required by the Housing Director, whether annually or at such frequency deemed necessary and appropriate by the Housing Director, to document the owner's continued occupancy of the affordable ownership unit, and the owner's continued compliance with the applicable terms and conditions of this Chapter. Upon the sale of any affordable ownership unit, the Owner shall comply with the provisions of Section 16.194.050 C of this Chapter.

16.194.050 Other Implementation Procedures.

A. Satisfaction of Affordable Housing Requirement. Each proposal for satisfying the City's affordable housing requirement, together with any proposed Affordable Housing Agreement shall be reviewed by the Planning Director or designee, considered for recommendation by the Affordable Housing Committee, and forwarded to the City Council for approval.

B. Agreements. Prior to the approval of a Tentative Map for any residential development to which this Chapter applies, the City and the residential developer shall enter into a Development Agreement or Affordable Housing Agreement in a form approved by the City Attorney. For ownership affordable units, the City and the individual homebuyer may, at the discretion of the Planning Director, enter into a recorded Refinance and Resale Limitation Agreement in a form approved by the City Attorney. The City Administrator or designee is authorized to execute Affordable Housing Agreements, resale controls and/or rent restrictions and any other documents necessary to effectuate the implementation of this Chapter, provided such agreements and documents are consistent with the requirements of this Chapter.

C. City's Right of Option to Purchase Affordable Ownership Units. The resale restrictions as set forth in the Refinance and Resale Limitation Agreement for BMR units shall provide that in the event the owner of a BMR wishes to sell their unit, the owner shall first give written notice of such circumstances, and an option to purchase, to the City of Ripon. In the event the City Response Notice notifies the Owner that the City does not wish to exercise its right to purchase the affordable unit, then the Owner may proceed to sell the Unit in compliance with the following requirements:

1. Selling the Unit for Fair Market. If the Owner receives a bona fide offer from a "Market Purchaser" to purchase the Unit and the Owner accepts the Market Purchaser's offer, upon sale of the Unit, the Owner shall pay to the City the entire amount due under the City Note upon close of escrow.

2. Selling the Unit to another Below Market Rate Purchaser. If the Owner chooses to sell the Unit at an affordable price to an affordable household, the "Below Market Purchaser", under the same income category the unit originally sold, the City Subsidy including any accrued interest will be waived. The affordable purchase price shall be determined by the City, under its Below Market Rate Housing Program and the new buyer must meet all the requirements of the Below Market Rate program and execute Program documents prior to close of escrow. A new City Subsidy will be established with the new Below Market Rate Purchaser. The new City Subsidy will be determined using the difference between the Fair Market Value of the home, as determined by an appraisal, and the Below Market Rate purchase price.

D. Selection Criteria for Ownership Units. No household at the time of move-in shall be permitted to purchase or occupy an affordable unit that is required under this Chapter unless its qualifications are consistent with this Chapter and the Housing Director has approved the household's eligibility. Eligible potential occupants of ownership affordable units must be first-time homebuyers and will be qualified on the basis of household income as established by the Housing Director using available governmental indices, including but not limited to all

sources of income and assets, the relationship between household size and the size of the available units, and any further criteria required by law and/or established by resolution of the City Council. The City shall use an equitable selection method established in conformance with the terms of this Chapter and in compliance with state and federal law. First priority shall be given to current Ripon residents, and agricultural and other workers employed within the Ripon planning area as defined in the Land Use Element of the General Plan.

E. Use and Expenditure of Fees.

1. All fees collected under this Chapter shall be deposited into a separate account administered by the City Administrator or his/her designee, to be designated the City Affordable Housing Fund.

2. The fees collected under this Chapter and all earnings from investment off the fees shall be expended exclusively for provision of below market rate housing in the City through acquisition, construction, development assistance, paying the costs of administering this Chapter, rehabilitation, financing, rent subsidies or other methods. The housing shall be of a type, or made affordable at a cost or rent, for which there is an unmet need in the City and which is not adequately supplied in the City by private housing development in the absence of public assistance. Ord. 646 §1,201; Ord. §1, 2003; Ord. 783 §1, 2011)

16.194.060 Enforcement.

A. General. The City shall enforce this Chapter, and its provisions shall be binding on all agents, successors, and assigns of an applicant. The City may suspend or revoke any building permit or approval upon finding a violation of any provision of this Chapter. Use approval, building permit, or occupancy approval shall not be granted for any residential development unless it is in compliance herewith, including, but not limited to, actions to revoke, deny, or suspend any permit or development approval.

B. Violation Abatement.

1. It shall be a misdemeanor for any person to sell or rent an affordable unit under this Chapter at a price exceeding the maximum allowed under this Chapter or to a household not qualified under this Chapter. In the alternative, the City Attorney may proceed in accordance with Chapter 1.12 of the Ripon Municipal Code.

2. The City Attorney shall be authorized to enforce the provision of the Chapter and all regulatory agreements and resale controls placed on affordable units by civil actions and any other proceeding method permitted by law.

3. The City may revoke, deny or suspend any permit or development approval, including without limitation a final inspection for occupancy or certificate of occupancy, for a residential project which has failed to comply with this Chapter.

4. Failure of any official or agency to fulfill the requirements of this Chapter shall not excuse any applicant or owner from the requirements of this Chapter.

5. The City shall be entitled to recover all its costs, including reasonable attorney's fees, incurred in enforcing this Chapter. (Ord. 646 §1, 2001; Ord. 680 §1, 2003; Ord. 783 §1, 2011)

16.194.070 Appeal.

A. An owner of any affordable ownership unit subject to the requirements of this Chapter may appeal to the City Council from any decision of the Planning Director.

B. Any such appeal shall be made in writing and filed with the City Administrator along with the applicable administrative fee for processing costs as set forth by City Council resolution no later than ten days following receipt of a written decision or determination by the Planning Director. The appeal shall set forth in detail the factual and legal basis for the appeal. The City Council shall consider the appeal at a public meeting within sixty days after the filing of the appeal. The decision of the Council shall be final.

16.194.080 Severability.

If any clause, sentence, section, or part of this Chapter, or any fee or requirement imposed upon any person or entity, is found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity, shall affect only such clause, sentence, section or part, or such person or entity, and shall not affect or impair any of the remaining provisions, clauses, sentences, sections, or parts or the effect of this Chapter on other persons or entities. It is hereby declared to be the intention of the City Council that this Chapter would have been adopted had such unconstitutional, illegal, or invalid clause, sentence, sections, or part not been included herein, or had such person or entity been expressly exempted from the application of this Chapter. (Ord. 646 §1, 2001; Ord. 680 §1, 2003)

SECTION 2.

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION 3.

This ordinance shall become effective thirty (30) days after its final passage and shall be published at least once within fifteen (15) days prior to its effective date in the Ripon Record, the official newspaper of the City of Ripon.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Ripon held on the ____ day of May, 2016, and by majority vote of the council members present, further reading was waived.

On a motion by Councilperson _____, seconded by Councilperson _____, the foregoing ordinance was duly passed and adopted by the City Council of the City of Ripon at a regular meeting thereof held on this ____ day of May, 2016, by the following vote, TO WIT:

AYES:
NOES:
ABSENT:
ABSTAINING:

a municipal corporation

By: _____
JAKE PARKS, Mayor

ATTEST:

_____
LISA ROOS, City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON ADDING CHAPTER 8.28 TO THE RIPON MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF RIPON HEREBY FINDS:

1. The registration and health and safety requirements imposed by this Chapter are reasonable necessary to protect the health, safety and welfare of the citizens of the City; and

2. Massage businesses have been found to present opportunities for acts of prostitution and other unlawful activity, officers have made arrests for prostitution in massage businesses located within the City, and it has been reported that instances of acts of prostitution have occurred in massage businesses located in unincorporated areas of San Joaquin County; and

3. The California legislature and the courts have long recognized the necessity of imposing reasonable regulations and standards for the operation of massage businesses, including but not limited to, minimum educational and experience requirements, passage of a practical examination of competence, sanitary conditions, hours of operation, and other operational regulations designed to minimize opportunities for illegal activities and to ensure the protection of the health, safety and welfare of citizens; and

4. There is significant risk of injury to clients of massage businesses by improperly trained or poorly educated massage practitioners; and

5. The presence of businesses known or reputed to be places of prostitution or other illegal activity can have an adverse impact on surrounding properties and result in blight, foster further illegal activities, and generally become a public nuisance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIPON, CALIFORNIA, ORDAINS that:

SECTION 1. AMENDMENT TO CODE.

Chapter 8 of the Ripon Municipal Code is hereby amended to add Section 8.28, to read in full as follows:

CHAPTER 8.28 - MASSAGES / MASSAGE BUSINESSES

Sections:

8.28.010	**Purpose and Intent**
8.28.020	**Definitions**
8.28.030	**Exemptions**
8.28.040	**CAMTC Certification Required**
8.28.050	**City Business License Required**
8.28.060	**Massage Business Permit Required for Owners and Operators who do not Qualify as Certified Massage Therapists**
8.28.070	**Operating Requirements for all Massage Businesses**
8.28.080	**Exchange of Information**
8.28.090	**Inspections by Officials**
8.28.100	**Applicability of Other Laws and Regulations**
8.28.110	**Notifications**
8.28.120	**Responsible Persons**
8.28.130	**Public Nuisance**
8.28.140	**Unlawful Business Practices**
8.28.150	**Criminal Prosecution**
8.28.160	**Administrative Fines**
8.28.170	**Prosecutorial Discretion**

8.28.010 PURPOSE AND INTENT

A. In enacting this Chapter, the City Council recognizes that commercial massage therapy is a professional pursuit which can offer the public valuable health and therapeutic services. The City Council further recognizes that, unless properly regulated, the practice of massage therapy and the operation of massage businesses may be associated with unlawful activity and may pose a threat to the quality of life in the local community. Accordingly, it is the purpose and intent of this Chapter to protect the public health, safety and welfare by providing for the orderly regulation of businesses providing massage therapy services, discouraging prostitution and related illegal activities carried on under the guise of massage therapy, and establishing certain sanitation, health and operational standards for massage businesses.

B. Furthermore, it is the purpose and intent of this Chapter to address the negative impacts identified in the City Council's findings to reduce or prevent neighborhood blight and to protect and preserve the quality of the City, and to enhance enforcement of laws and regulations relating to the conduct of operators and employees of massage businesses.

C. It is the Council's further purpose and intent to rely upon the uniform statewide regulations applicable to massage practitioners and establishments that were enacted by the State Legislature as Business and Professions Code sections 4600 *et seq*., as currently drafted or as may be amended, to restrict the commercial practice of massage in the City to those persons duly certified to practice by the California Massage Therapy Council, and to provide for the registration and regulation of massage businesses for health and safety purposes to the extent allowed by law.

8.28.020 DEFINITIONS

For the purposes of this Chapter, unless the particular provision or the context otherwise requires, the definitions in this Section shall govern the construction, meaning and application of words and phrases used in this Chapter.

A. "California Massage Therapy Council" or "CAMTC" means the organization formed pursuant to Business and Professions Code section 4602, as currently drafted or as may be amended.

B. "CAMTC Certificate" means a valid certificate issued by the California Massage Therapy Council to a Certified Massage Therapist or as a Certified Massage Practitioner pursuant to California Business and Professions Code sections 4600 *et seq*., as currently drafted or as may be amended.

C. "Certified Massage Therapist" means any individual who possesses a valid CAMTC Certificate.

D. "Chief of Police" means the Chief of Police of the City of Ripon and his or her authorized representatives or designees.

E. "City" shall mean the City of Ripon.

F. "City Administrator" means the City Administrator of the City of Ripon, and his or her authorized representatives or designees.

G. "Client" means the customer or patron who pays any form of Compensation for and/or receives a Massage.

H. "Compensation" means the payment, loan, advance, donation, contribution, deposit, exchange or gift of money or anything of value.

I. "Employee" means any person employed by a Massage Business who may render any service to the business and who receives any form of Compensation from the business or any Client of the business. For the purposes of this Chapter, the term "Employee" shall include independent contractors, agents and volunteers of the Massage Business.

J. "Massage" or "Massage Therapy" means any method of treating the body for remedial, health or hygienic purposes for any form of Compensation by means of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of the external parts of the body with hands or other parts of the body, with or without the aid of any mechanical or electrical apparatus or appliances, and with or without supplementary aids such as rubbing alcohol, liniments, antiseptic, oils, powder, creams, lotions, ointments or other similar preparations commonly used in Massage, or by steam, bath, shower or wrap, including, but not limited to, Turkish, Russian, Swedish, Japanese, vapor, shower, electric tub, sponge, mineral, mud, fermentation or any other type of bath.

K. "Massage Business" means any Person or business that offers or performs Massage in exchange for Compensation, whether at a fixed place of business or pursuant to Outcall Massage. For purposes of this Chapter, the term "Massage Business" includes all businesses where

Massage is offered or performed, even if other services are also offered at the business, such as salons, day spas, health clubs, etc. For purposes of this Chapter, the term "Massage Business" shall not include a Person who performs Massage to limited areas of the neck, face, scalp, hands or feet of Clients when that Massage is accessory to and within the scope of a barber's, cosmetologist's and/or esthetician's valid state license.

L. "Massage Business Permit" means the permit required by Section 8.28.060 for every Owner or Operator who does not qualify as a Certified Massage Therapist.

M. "Operator" means a Person who supervises, manages, directs, organizes, controls, operates or is in any other way is responsible for or in charge of the activities within a Massage Business, regardless of whether the Person qualifies as an Owner or Certified Massage Therapist. Evidence that a Person is an Operator includes, but is not limited to, indications that the Person has power to direct, hire and/or dismiss Employees, control hours of operation, create policies or rules, and/or purchase supplies for the Massage Business.

N. "Outcall Massage" means offering or providing Massage in exchange for any form of Compensation in a location other than at a fixed place of business.

O. "Owner" means any of the following, regardless of whether the Person qualifies as an Operator or Certified Massage Therapist:

1. The sole proprietor of a Massage Business; or
2. Any person who is a general partner of a general or limited partnership that owns a Massage Business; or
3. Any person who has a five percent (5%) or greater ownership interest in a corporation that owns a Massage Business; or
4. Any person who is a member of a limited liability company that owns a Massage Business; or
5. Any person who has a five percent (5%) or greater ownership interest in any other type of business association that owns a Massage Business.

P. "Person" means any individual, firm, association, partnership, corporation, joint venture, limited liability company or other combination of individuals.

Q. "Reception Area" means the area immediately inside the front door of a Massage Business, dedicated to the reception and waiting of Clients and visitors of the Massage Business, which is not a Massage room and is not otherwise used to perform Massage Services.

8.28.030 EXEMPTIONS

The provisions of this Chapter shall not apply to the following classes of individuals or businesses while engaged in the performance of their duties:

A. Physicians, surgeons, chiropractors, osteopaths, nurses or any physical therapists who are duly licensed to practice their respective professions in the State of California and persons working directly under the supervision of or at the direction of such licensed persons, working at the same location as the licensed person, and administering Massage services subject to review or oversight by the licensed person.

B. Barbers and cosmetologists who are duly licensed under the laws of the State of California while engaging in practices within the scope of their licenses, except that this Chapter shall apply when such person is solely performing any method of Massaging of the neck, face and/or scalp, hands or feet of a Client.

C. Hospitals, nursing homes, mental health facilities or any other health facilities duly licensed by the State of California, and employees of these licensed institutions, while acting within the scope of their employment and within the parameters of the relevant license.

D. Accredited high schools, junior colleges and colleges or universities whose coaches and trainers are acting within the scope of their employment.

E. Trainers of amateur, semi-professional or professional athletes or athletic teams while engaging in their training responsibilities for and with athletes, and trainers working in conjunction with a specific athletic event.

F. Individuals administering Massage or health treatment involving Massage to persons participating in single-occurrence athletic, recreational or festival events, such as health fairs, road races, track meets, triathlons and other similar events, provided that all of the following conditions are satisfied:

1. The Massage services are made equally available to all participants in the event;
2. The event is open to participation by the general public or a significant segment of the public;
3. The Massage services are provided at the site of the event and during the event;
4. The sponsors of the event have been advised of and have approved the provision of Massage services;
5. The Persons providing the Massage services are not the primary sponsors of the event.

8.28.040 CAMTC CERTIFICATION REQUIRED

It shall be unlawful for any Person to offer or perform Massage in exchange for any form of Compensation within the City unless that Person possesses a valid CAMTC certificate by January 1, 2017.

8.28.050 CITY BUSINESS LICENSE REQUIRED

It shall be unlawful for Person or Massage Business to offer or perform Massage for Compensation within the City without first obtaining a valid City Business License pursuant to Ripon Municipal Code Chapter 5.04.

8.28.060 MASSAGE BUSINESS PERMIT REQUIRED FOR OWNERS AND OPERATORS WHO DO NOT QUALIFY AS CERTIFIED MASSAGE THERAPISTS

Every Owner and Operator of a Massage Business who does qualify as a Certified Massage Therapist shall obtain a Massage Business Permit from the Chief of Police prior to obtaining a Business License according to the following procedures:

A. Application for Permit. Every Massage Business Owner and Operator shall complete and submit an application to the Chief of Police on the form provided by the City.

B. Background Investigation for Permit. Every Massage Business Owner and Operator shall personally appear at the City Police Department to be fingerprinted and shall pay the fees established by City Council Resolution to cover the cost of fingerprinting and processing a criminal background investigation. Upon receipt of a completed application and all required fees, the Chief of Police shall conduct or cause to be conducted a background investigation of each applicant.

C. Issuance or Denial of Permit. Based on the information contained in the application and obtained from the background investigation, the Chief of Police shall determine whether to issue or deny a Massage Business Permit. The applicant will be notified of the decision in writing. If the Chief of Police denies an application for a Massage Business Permit, the applicant will be notified in writing of the reasons for the denial. The City may deny issuance of a Massage Business Permit for any of the following reasons:

1. The application is incomplete.
2. The applicant has provided false information on the application.
3. During the five (5) years immediately preceding the date the application was filed, the applicant was convicted of, or pled guilty to, any of the following offenses: violation of California Penal Code section 243.4, 261, 266 267, 288, 314 to 316 inclusive, 318, 647, any offenses requiring registration under California Penal Code section 290 or California Health and Safety Code section 11590, any felony offense involving the possession for sale, sale, transportation, furnishing or giving away of a controlled substance specified in California Health and Safety Code sections 11054 to 11058, inclusive, any offense in another state which if committed in California, would have been punishable as any of the offenses identified herein, any offense involving the use of force or violence upon the person of another, or any offense involving theft, embezzlement or moral turpitude.
4. During the five (5) years immediately preceding the date the application was filed, the applicant had a Massage license, permit, certificate or the equivalent, suspended or revoked.

D. Length of Permit. Massage Business Permits shall be valid for two (2) years from the date of issuance unless terminated earlier by the Permit holder or unless the Permit is suspended or revoked by the City.

E. Suspension and/or Revocation of a Permit. The Chief of Police may suspend or revoke a Massage Business Permit by providing written notice to the Massage Business and its Owners and Operators. The written notice of suspension or revocation shall explain the grounds for the suspension or revocation, the effective date of the suspension or revocation and provide notice of the right to request an appeal hearing before the City Administrator. A Massage Business Permit may be suspended and/or revoked for any of the following reasons:

1. Any individual offering or performing Massage at or on behalf of a Massage Business is not in possession of valid CAMTC certificate.

2. The City determines, in its reasonable discretion, that there was a material misrepresentation, false statement or omission of a material fact on the application for a Massage Business Permit or renewal thereof.
3. A violation of any provision of this Chapter or any other applicable local, state or federal law or regulation, as currently drafted or as may be amended, has occurred at the Massage Business or during an Outcall Massage.
4. Any individual offering or performing Massage at or on behalf of a Massage Business was convicted of, or pled guilty to, any of the following offenses: violation of California Penal Code section 243.4, 261, 266, 267, 288, 314 to 316 inclusive, 318, 647, any offenses requiring registration under California Penal Code section 290 or California Health and Safety Code section 11590, any felony offense involving the possession for sale, sale, transportation, furnishing or giving away of a controlled substance specified in California Health and Safety Code sections 11054 to 11058, inclusive, any offense in another state which if committed in California, would have been punishable as any of the offenses identified herein, any offense involving the use of force or violence upon the person of another, or any offense involving theft, embezzlement or moral turpitude.
5. The City determines, in its reasonable discretion, that any activity has occurred at the Massage Business or during an Outcall Massage which poses a risk to the health, safety or general welfare of any Person or the public.

F. Right to Appeal Adverse Action. Any Person whose application for a Massage Business Permit is denied, or whose Permit has been suspended or revoked may appeal the decision to the City Administrator by filing a written notice of appeal within ten (10) days of being notified of the decision. The notice of appeal shall explain all reasons for the appeal and shall be accompanied by a filing fee in the amount of Two Hundred Fifty Dollars ($250). The City Administrator shall schedule a hearing within thirty (30) days of receipt of the notice of appeal and shall provide written notice of the time, date and location of the hearing to the appellant. A continuance of the appeal hearing may be requested in writing, for good cause, by either the appellant or the Chief of Police. The decision of whether to grant a continuance shall be made in the discretion of the City Administrator, who shall consider whether granting the continuance poses a risk to the health, safety or general welfare of any Person or the public.

G. Appeal Hearings.

1. The following rules apply to appeal hearings:
   a. Oral evidence shall only be taken under oath or affirmation. The City Administrator shall have the authority to administer oaths and to receive and rule upon the admissibility of evidence.
   b. Each party shall have the right to offer testimonial, documentary and tangible evidence bearing on the issues, to be represented by counsel of their choosing and at their sole cost, and to confront and cross-examine witnesses.
   c. The City Administrator may call and examine or cross examine any witness.

d. Formal rules of evidence and discovery do not apply to the appeal hearing. However, only relevant evidence shall be admitted, irrelevant and unduly repetitious testimony shall be excluded, and rules of privilege shall apply.

e. Unless otherwise specifically prohibited by law, the burden of proof is on the appellant.

2. The decision of the City Administrator shall be made within fifteen (15) days of the appeal hearing and shall be final, with no further right to an administrative appeal or reconsideration by the City. The following, without limitation, are potential outcomes of an appeal hearing:

a. Uphold the decision.

b. Overrule the decision.

c. Reduce a revocation to a suspension.

d. Reduce the length of a suspension.

e. Stay the effective date of a suspension or revocation for a reasonable time following a hearing.

f. Impose conditions on the issuance or continued validity of the Massage Business Permit.

3. If a Massage Business Permit is revoked, the City shall not accept a new application from the Massage Business or any of its Owners or Operators for a period of one (1) year from the date of revocation.

H. Notification of Sale of Massage Business. A Massage Business Permit holder shall notify the Chief of Police in writing within thirty (30) days of the sale of the Massage Business for which he/she obtained the Massage Business Permit.

I. Transfer and Sale of Permits Prohibited. Massage Business Permits shall be non-transferable and cannot be sold. Every new Owner and Operator of a Massage Business who does not qualify as a Certified Massage Therapist must obtain a Massage Business Permit within five (5) days of becoming an Owner or Operator.

8.28.070 OPERATING REQUIREMENTS FOR ALL MASSAGE BUSINESSES

No Person or Massage Business shall offer, perform or permit any Massage service within the City of Ripon unless all of the following requirements are met:

A. Required Displays. A copy of the following shall be displayed, in English, and in an area immediately visible by all who enter the Massage Business, and for Outcall Massage, shall be provided to Clients at the location where the Outcall Massage is performed:

1. Valid CAMTC certifications for all People who offer or perform Massage at or on behalf of the Massage Business. CAMTC certifications of former Employees shall be removed as soon as those individuals are no longer employed by or offering services through or on behalf of the Massage Business.

2. Valid City Business License.

3. Valid Massage Business Permit.

4. A description of the Massage services available and the cost of each service.

B. Massage Services and Fees. Every Massage Business shall maintain a current, complete and legible list of all Massage services available, which shall include a description of each service and the cost of each service. No Person shall offer, perform or permit any Massage service other than those contained in the list of Massage services required by this Section. No individual shall request or charge a fee for any Massage service other than the fees contained in the list of Massage services required by this Section.

C. Hours of Operation. The hours in which Massage may be offered and performed shall be limited to 6:00 a.m. - 9:00 p.m. No Massage Business shall be open and no Massage shall be offered or performed between 9:00 p.m. and 6:00 a.m. A Massage that has commenced prior to 9:00 p.m. shall terminate by 9:00 p.m. All Clients shall exit the Massage Business by 9:00 p.m. and all individuals performing Outcall Massage shall exit the premises where said services were performed by 9:00 p.m. It is the obligation of the Massage Business to inform Clients of the requirement that services must cease at 9:00 p.m.

D. Roster of Certified Massage Therapists. The Massage Business shall keep a current, complete and legible written roster of all People offering or performing Massage for the Massage Business, regardless of whether the Massage is offered or performed at the Massage Business premises or as an Outcall Massage, which shall contain all of the following information:

1. Legal name of the Person
2. Nickname / aliases used by the Person
3. Residential address and telephone number for the Person
4. The Person's date of birth
5. The Person's gender
6. The Person's height and weight
7. The Person's hair and eye color
8. The Person's CAMTC certificate number and expiration date

E. Service Records. For each Massage service provided, the Massage Business shall keep a complete and legible written record of the following information:

1. The name and address of the Client
2. The date and timeframe that Massage service was provided
3. A description of the Massage service provided
4. The amount paid for the Massage service, including any gratuity
5. The name and CAMTC Certificate number of the Person performing the Massage service
6. The address where the Massage Service was provided
7. The name of the individual entering the information in the written record

F. Record Retention. All records required by this Section shall be retained at the location of the Massage Business for a minimum of two (2) years and shall be open to inspection and copying during business hours by the Planning Director and Chief of Police for purposes of investigating compliance with this Chapter and all other applicable local, state and federal laws and regulations, as currently drafted or as may be amended.

G. Required Clothing. All Massage Business Owners, Operators and all Certified Massage Therapists, as well as any other Employees of the Massage Business shall, at all times while present at the Massage Business or during any Outcall Massage, be fully clothed. Clothing shall be fully opaque, with non-transparent material and provide complete covering of the genitals, pubic areas,

buttocks and chest. For the purposes of this Section, the term "clothing" means any article of clothing worn over other articles of clothing and does not include items such as underwear or bras.

H. Required Coverings. The Massage Business shall provide all Clients with clean, sanitary and opaque coverings capable of covering the Client's genitals, anal area and female breasts. Coverings shall not be used by more than one (1) Client, unless they have first been laundered and disinfected. No Massage shall be performed unless the Client's genitals, anal area and female breasts are, at all times, fully covered. No Person shall, in the course of performing any Massage, make physical contact with the genitals, anal area and female breasts of any other person regardless whether the person's skin is exposed or covered.

I. Required Towels and Linens. The Massage Business shall provide Clients with an adequate supply of clean and sanitary towels and linens, which shall be stored in enclosed cabinets. Non-disposable towels and linens shall not be used on more than one (1) Client, unless they have first been laundered and disinfected. Disposable towels and linens shall not be used on more than one (1) Client.

J. Dressing Rooms, Restrooms and Washing Facilities. The Massage Business premises and the area where any Outcall Massage is performed shall be equipped with facilities that permit Clients to undress and dress in private and shall have at least one (1) restroom that complies with the requirements of this Code, which shall be accessible to Clients as well as Employees of the Massage Business. Hot and cold running water shall be available at all times within the Massage Business premises and the area where any Outcall Massage is performed. Toilet facilities shall be provided in convenient locations within the Massage Business and shall consist of at least one (1) unisex toilet with lavatories or wash basins provided with soap and both hot and cold running water either in the toilet room or vestibule.

K. Cleaning Requirements. The entire premises of the Massage Business, including but not limited to, all rooms, bathrooms, showers, steam rooms, bathtubs and pools, shall be thoroughly cleaned and disinfected as needed, and at least once each day when the premises are open, with a hospital-grade disinfectant. Bathtubs shall be thoroughly cleaned with a hospital-grade disinfectant after each use. All walls, ceilings, floors and other physical facilities of the premises shall be maintained in good repair and in a clean and sanitary condition. All equipment used in any Massage shall be maintained in a clean and sanitary condition and shall not be used on more than one (1) Client unless they have been properly sterilized using standard sterilization methods.

L. Alcohol and Drugs Prohibited. No Person shall enter, be, or remain in any part of a Massage Business or in the area where an Outcall Massage is performed while in possession of or under the influence of any alcoholic beverage, illegal drug or controlled substance (as defined in the Controlled Substances Act and Code of Federal Regulations). No person offering or performing Massage shall not be under the influence of any alcoholic beverage, illegal drug or controlled substance (as defined in the Controlled Substances Act and Code of Federal Regulations).

M. Advertisements. No Person shall verbally or in writing place, publish or distribute, or cause to be placed, published or distributed, any advertising material that could reasonably suggest that any service is available other than the Massage services lawfully offered by the Massage Business in compliance with this Chapter, which services shall be described in the list required by this Section.

N. Doors and Windows. During business hours, the entry door to the Massage Business shall remain unlocked and unobstructed unless otherwise permitted by law. At all times all windows fronting a public street, highway, walkway or parking area shall remain unblocked by any object or material that obstructs, blurs or unreasonably darkens the view into the premises.

O. Sexual Paraphernalia. Instruments, devices or paraphernalia that are designed for use in connection with sexual activities, including, but not limited to, condoms, shall not be permitted within the Massage Business or in area where any Outcall Massage is performed.

P. Construction. The Massage Business premises and facilities shall be constructed in compliance with the Americans with Disabilities Act, and all other applicable local, state and federal laws and regulations, as currently drafted or as may be amended, including, but not limited to, those related to the safety of structures, adequacy of the plumbing, lighting, heating, ventilation, waterproofing of rooms in which showers, water or steam baths are used, and the health and cleanliness of the facility.

Q. Lighting. All areas within the Massage Business premises and the area where any Outcall Massage is performed shall have lighting consisting of a minimum of one (1) artificial light of not less than forth (40) watts.

R. Ventilation. All areas within the Massage Business premises and the area where any Outcall Massage is performed shall be ventilated in compliance with the requirements of this Code.

S. Signs. All signs associated with the Massage Business shall comply with the requirements of this Code.

T. School of Massage. No Massage Business shall simultaneously operate as a school of Massage or share facilities with a school of Massage.

U. No Residence in Massage Business. No Massage Business shall allow any Person to reside within the Massage Business or in any attached structures owned, leased or controlled by the Massage Business Owners or Operators.

V. Prohibited Unlawful Conduct. It shall be unlawful for any individual who offers or performs Massage at or on behalf of the Massage Business, whether within the Massage Business premises or in any area where any Outcall Massage is performed to engage in any conduct listed in Section 4609 of the California Business and Professions Code, Section 647 of the California Penal Code, or any other local, state or federal law or regulation involving a crime of moral turpitude.

8.28.080 EXCHANGE OF INFORMATION

The City may, from time to time, request information from CAMTC pertaining to any Person who possesses a CAMTC Certificate and who is engaging, or seeking authorization to engage in the practice of Massage in the City. The requested information may include, but is not limited to, the current status of the Person's CAMTC Certificate, any history of disciplinary action taken against the Person, the home and business addresses of the CAMTC Certificate holder, and any other information that may be necessary to verify fact relevant to administering the provisions of this Chapter.

8.28.090 INSPECTION BY OFFICIALS

The investigating and enforcing officials of the City, including but not limited to the Chief of Police, the Chief Building Official and the Chief of the Fire Department, shall have the right to enter any Massage Business premises and any area where Outcall Massage is performed at any time during regular business hours for the purpose of making reasonable inspections, to observe and enforce compliance with applicable laws and regulations and with the provisions of this Chapter. Such inspections may include the taking of photographs, samples or other physical evidence. The Massage Business may be charged a fee for any safety inspections.

8.28.100 APPLICABILITY OF OTHER LAWS AND REGULATIONS

Nothing contained within this Chapter shall be construed to exempt any Person from complying with the provisions of any other applicable law or regulation, or to exempt a Massage Business or Certified Massage Therapist from the provisions of any zoning, licensing, building or other law or regulation.

8.28.110 NOTIFICATIONS

In addition to all other the notifications required by this Chapter, every Massage Business Owner and Operator shall report to Chief of Police any of the following within seventy-two (72) hours of occurrence, or learning of the occurrence, whichever is later:

A. The Arrest, for an offense other than infractions or traffic violations, of any Massage Business Owner, Operator or other Person who offers or performs Massage at or on behalf of the Massage Business, whether at the Massage Business premises or pursuant to Outcall Massage, and whether as an Employee or otherwise.

B. Revocation or suspension of the CAMTC Certification of any Person who offers or performs Massage at or on behalf of the Massage Business, whether at the Massage Business premises or pursuant to Outcall Massage.

C. Any violation of the requirements of this Chapter or any other applicable local, state or federal law or regulation, as currently drafted or as may be amended.

8.28.120 RESPONSIBLE PERSONS

The City is entitled to hold all of the following individuals responsible for violations of any provision of this Chapter and any other applicable local, state and federal laws and regulations, as currently drafted or as may be amended:

A. Massage Business Owners
B. Massage Business Operators
C. Any Person offering or performing Massage within the City of Ripon
D. Any Person who owns the real property where a Massage Business is operated

8.28.130 PUBLIC NUISANCE

It shall be unlawful and a public nuisance for a Massage Business to be operated, conducted or maintained in violation of provisions of this Chapter or any other applicable local, state or federal law or regulation, as currently drafted or as may be amended. The City Attorney and/or District Attorney may, in the exercise of their discretion, in addition to or in lieu of taking any other action permitted by this Chapter, commence proceedings in the Superior Court of San Joaquin County or any other Court having jurisdiction over the matter, to abate and/or enjoin the public nuisance. All remedies provided for in this Chapter are cumulative and are not intended to limit the City's available remedies.

8.28.140 UNLAWFUL BUSINESS PRACTICES

Any Massage Business operated, conducted, or maintained in violation of the provisions of this Chapter shall constitute an unlawful business practice pursuant to California Business and Professions Code section 17200 *et seq*., and the City Attorney and/or District Attorney may, in the exercise of their discretion, in addition to or in lieu of taking any other action permitted by this Chapter, institute an action in the Superior Court of San Joaquin County or any other Court having jurisdiction over the matter, seeking an injunction prohibiting the unlawful business practice and/or any other remedy available at law, including but not limited to fines, attorney's fees and costs. All remedies provided for in this Chapter are cumulative and are not intended to limit the City's available remedies.

8.28.150 CRIMINAL PROSECUTION

A violation of any of the provisions of this Chapter shall constitute a misdemeanor, and the City Attorney and/or District Attorney may, in the exercise of their discretion, in addition to or in lieu of taking any other action permitted by this Chapter, prosecute the violation as a misdemeanor in the Superior Court of San Joaquin County or any other Court having jurisdiction over the matter. Misdemeanors under this Chapter shall be punishable by a fine of not more than one thousand dollars ($1,000.00) per violation, or by imprisonment in the County Jail for a period of not more than six (6) months per violation, or by both fine and imprisonment. All remedies provided for in this Chapter are cumulative and are not intended to limit the City's available remedies.

8.28.160 ADMINISTRATIVE FINES

A violation of any of the provisions of this Chapter may result in the issuance of an administrative citation and the City may, in its discretion, in addition to or in lieu of taking any other action permitted by this Chapter, impose administrative fines of up to one thousand dollars ($1,000.00) per violation. All remedies provided for in this Chapter are cumulative and are not intended to limit the City's available remedies.

A. Each violation of any provision of this Chapter shall constitute a separate and distinct violation for each and every day during on which any violation occurs.

B. Notice of the violation and associated fine shall be served by certified mail on the responsible Person(s). The notice shall contain an advisement of the right to file an appeal and the process for contesting the imposition of the fine with the City. The appeal process and timeline shall follow those procedures and timelines set forth in Section 8.28.060(F) and (G).

C. All fines shall be paid within thirty (30) days of the date of the notice of violation or the date of the decision on the appeal, whichever is later.

D. Any outstanding amounts owed to the City may be referred to a collection agency and/or the City may place a lien against any real or personal property owned by the responsible Person.

8.28.170 PROSECUTORIAL DISCRETION

Pursuant to the City Attorney's prosecutorial discretion, the City may, in its discretion, enforce violations of this Chapter as criminal, civil and/or administrative violations utilizing all available legal, equitable and/or administrative remedies. All remedies provided for in this Chapter are cumulative and are not intended to limit the City's available remedies.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). The City Council hereby finds that the adoption of this Ordinance does not constitute the approval of a "project" under the California Environmental Quality Act (CEQA) pursuant to section 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State of California CEQA Guidelines. Specifically, this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment because it does not authorize the construction of any new structures or other physical changes to the environment.

SECTION 3. NO MANDATORY DUTY OF CARE. This Ordinance is not intended to, and shall not be construed or given effect in a manner that imposes upon the City or any of its officers, agents, employees or volunteers, a mandatory duty of care towards persons and property, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Chapter is for any reason held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Chapter. The City Council hereby declares that it would have passed the ordinance codified in this Chapter, and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of this Chapter would be subsequently declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

SECTION 6. PUBLICATION. At least two (2) days prior to its final adoption, copies of this ordinance shall be posted at City Hall and on the City of Ripon website, and a notice shall be published once in *The Manteca Bulletin*, the official newspaper of the City of Ripon, setting forth the title of this ordinance, the date of its introduction and the places where this ordinance is posted.

The foregoing ordinance was introduced at a regular meeting of the Council of the City of Ripon held on the _____, by Councilmember _____, who moved its introduction and passage to print, which motion being duly seconded by Councilmember _____, was upon roll call carried and ordered printed and published by the following vote:

AYES:
NOES:
ABSENT:
APPROVED:

_____
JACOB PARKS, Mayor

ATTEST:
By

_____
LISA ROOS, City Clerk (SEAL)

APPROVED AS TO FORM:
By

_____
TOM TERPSTRA, City Attorney

DISCUSSION ITEMS

Ripon Police Department
Memorandum

TO: Honorable Ripon City Council

FROM: Edward Ormonde, Chief of Police

DATE: April 19, 2016

SUBJECT: Request for Discussion and Directed Staff Action on Unmanned Aircraft Systems Ordinance

Honorable City Council,

I am requesting a City Council discussion on the possible implementation of an Unmanned Aircraft Systems ordinance that would limit the usage and restrict locations within the City of Ripon unmanned aircraft systems can be operated.

The department is requesting the implementation of an ordinance to limit and restrict the usage of Unmanned Aircraft Systems due to the rising complaints it is receiving from citizens within our community. The department has had a significant increase in the number of complaints of Unmanned Aircraft Systems being flown in residential areas, hovering over private property, and following persons in public areas. Currently there are no local regulations regarding operating Unmanned Aircraft Systems, which makes addressing of our citizens concerns impossible.

Respectfully,

Edward Ormonde

Edward Ormonde
Chief of Police

MEMO

TO: CITY COUNCIL

FROM: KEVIN WERNER

SUBJECT: 2016-2017 BUDGET

DATE: May 3, 2016

6. DISCUSSION ITEMS	**NOTES:**
B. 2016-2017 Budget	
Discussion/No Action	Staff to present the proposed 206-2017 Budget.

Successor Agency

Ripon Redevelopment Successor Agency Agenda

TUESDAY, MAY 10, 2016

AFTER COUNCIL MEETING

ROLL CALL: Directors Leo Zuber, Mark Winchell, Michael Restuccia, Vice Chairman Dean Uecker, Chairman Jacob Parks.

OTHERS PRESENT: Executive Director Kevin Werner, City Attorney Tom Terpstra, Secretary Ken Zuidervaart, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, Recreation Director Kye Stevens.

PUBLIC DISCUSSION: Upon being recognized, come forward to the podium, and state your name and address before proceeding into your subject matter. While the Successor Agency cannot always answer citizens concerns raised during the public comment time, the City staff will be instructed, where appropriate, to either provide a response in the days following each Agency meeting, or to place the issue on a subsequent meeting agenda for the Successor Agency. State law prohibits the Agency from taking action on any item not on the agenda.

APPROVE OF MINUTES: Approval of the minutes of the Successor Agency Meeting of March 8, 2016.

CONSENT CALENDAR **NOTES:**

1. Bills

A. US BANK
Ripon Redevelopment Agency
Ripon Community Redevelopment Project Tax Allocation Bonds

Issue 2003 – Debt Service	$111,153.17	
Issue 2005 – Debt Service	$108,967.67	
Issue 2007 – Debt Service	$362,498.96	
TOTAL		**$582,619.80**

END OF CONSENT CALENDAR

Adjournment:
Time:
Respectfully submitted,

Ken Zuidervaart
Secretary

Ripon Redevelopment Successor Agency Minutes

TUESDAY, MARCH 8, 2016

AFTER COUNCIL MEETING

ROLL CALL: Directors Leo Zuber, Mark Winchell, Michael Restuccia, Vice Chairman Dean Uecker, Chairman Jacob Parks.

OTHERS PRESENT: Executive Director Kevin Werner, City Attorney Tom Terpstra, Secretary Ken Zuidervaart, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, Director of Public Works Ted Johnston, Lt. Steve Merchant, Recreation Director Kye Stevens, 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: No one from the public wished to speak at this time.

APPROVE OF MINUTES: **MOTION:** MOVED/SECONDED (RESTUCCIA,ZUBER) AND CARRIED BY A 5-0 VOTE TO APPROVE THE MINUTES OF THE SUCCESSOR AGENCY MEETING ON JANUARY 12, 2016 AND THE SPECIAL SUCCESSOR AGENCY MEETING ON JANUARY 25, 2016.

CONSENT CALENDAR	**NOTES:**
1. Bills	
A. Cogdill + Associates, Inc. Appraisal Services	**$2,300.00**
B. Neumiller & Beardslee Professional Services Invoice #274941	**$550.00**

****END OF CONSENT CALENDAR****

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

There being no further business, the meeting adjourned at 8:24 p.m.

(Signed) Jacob Parks
Chairman

(Signed) Ken Zuidervaart
Secretary

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April 12, 2016

US Bank, Corporate Trust Services 633 W. 5th Street 24th Floor Los Angeles CA 90071

Mr. Leon Compton, Executive Director
Ripon RDA for the City of Ripon
259 North Wilma Avenue
Ripon, CA 95366
Fax # 209 599-2685

Re: Redevelopment Agency of the City of Ripon, Ripon Community Redevelopment Project Tax Allocation Bonds Issue of 2003

DEBT SERVICE INVOICE – MAY 2016

Dear Mr. Compton:

I am writing to provide you with the amount due to cover the debt service payment on May 1, 2016.

Interest Due	117,271.25
Principal Due	0.00
Credit from Reserve account # 94644503	(6,118.08)
Credit from Special Fd # 94644500	0.00
Total Payment due on 4/26/16	**$ 111,153.17**

Please remit the total of **$111,153.17** for Debt Service as follows:
Note: Series 2003, 2005 and 2007 in Parity.

Via Wire Transfer
(*must be received by 11:30 a.m. Central Time on or before due date*)

BBK: U.S. Bank N.A. (091000022)
BNF: U.S. Bank Trust N.A.
AC: 180121167365
Ref: # 94644500 Ripon 2003
Attn: TFM-LA Nannette Vega

Should you have any questions, please feel free to contact me at 213-615-6061.

Sincerely,

Nannette M. Vega
Trust Financial Management Analyst
(213) 615-6061 phone
(213) 615-6198 fax
nannette.vega@usbank.com

usbank

All of us serving you™

April 9, 2016

US Bank, Corporate Trust Services 633 W. 5th Street 24th Floor Los Angeles CA 90071

Mr. Leon Compton, Executive Director
Ripon RDA for the City of Ripon
259 North Wilma Avenue
Ripon, CA 95366
Fax # 209 599-2685

Re: RDA of the City of Ripon, Ripon Community Redevelopment Project 2005 Tax Allocation Bonds

DEBT SERVICE INVOICE – MAY 2016

Dear Mr. Compton:

I am writing to provide you with the amount due to cover the debt service payment on May 1, 2016.

Interest Due	109,075.00
Principal Due	0.00
Credit from the Reserve Acct #791955003	(107.33)
Less cash on hand	0.00
Total Payment due on 4/26/16	**$ 108,967.67**

Please remit the total of **$108,967.67** for Debt Service as follows:
Note: Series 2003, 2005 and 2007 in Parity.

Via Wire Transfer
(*must be received by 11:30 a.m. Central Time on or before due date*)

BBK: U.S. Bank N.A. (091000022)
BNF: U.S. Bank Trust N.A.
AC: 180121167365
Ref: # 791955000 Ripon 2005
Attn: TFM-LA Nannette Vega

Should you have any questions, please feel free to contact me at 213-615-6061.

Sincerely,

Nannette M. Vega
Trust Financial Management Analyst
(213) 615-6061 phone
(213) 615-6198 fax
nannette.vega@usbank.com

usbank

All of us serving you™

April 9, 2016

US Bank, Corporate Trust Services 633 W. 5th Street 24th Floor Los Angeles CA 90071

Mr. Leon Compton, Executive Director
Ripon RDA for the City of Ripon
259 North Wilma Avenue
Ripon, CA 95366
Fax #209 599-2685

Re: Redevelopment Agency of the City of Ripon Ripon Community Redevelopment Project Tax Allocation Refunding Bonds Issue of 2007

DEBT SERVICE INVOICE – MAY 2016

Dear Mr. Compton:

I am writing to provide you with the amount due to cover the debt service payment on May 1, 2016.

Interest Due	362,503.13	450-9100-89360
Principal Due	0.00	
Less cash from the Reserve account	(4.16)	450-10996
Less cash on hand	(0.01)	450-10996
Total Payment due on 4/26/16	**$ 362,498.96**	001-1000

Please remit the total of **$362,498.96** for Debt Service as follows:
Note: Series 2003, 2005 and 2007 in Parity.

Via Wire Transfer
(*must be received by 11:30 a.m. Central Time on or before due date*)

BBK: U.S. Bank N.A. (091000022)
BNF: U.S. Bank Trust N.A.
AC: 180121167365
Ref: # 112878000 Ripon 2007
Attn: TFM-LA Nannette Vega

Should you have any questions, please feel free to contact me at 213-615-6061.

Sincerely,

Nannette M. Vega
Trust Financial Management Analyst
(213) 615-6061 phone
(213) 615-6198 fax
nannette.vega@usbank.com