
Ripon City Council Minutes

TUESDAY, SEPTEMBER 13, 2016

CLOSED SESSION:
4:30 P.M.

CLOSED SESSION: The closed session meeting was called to order at 4:30 p.m.

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

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

OTHERS PRESENT: City Administrator Kevin Werner, City Clerk Lisa Roos, Planning Director Ken Zuidervaart, City Attorney Tom Terpstra, Alan Jeppson, Rick Fairbank.

IN THE MATTER OF:

(1) Personnel Negotiations pursuant to Section 54957.6 of the California Government Code.
Alan Jeppson and Rick Fairbank left at 5:25 p.m.

(2) Conference with legal counsel – Potential Litigation: Code Enforcement pursuant to Section 54956.9 of the California Government Code.

(3) Conference with legal counsel: Contract negotiations pursuant to Section 54956.8 of the California Government Code.

There being no further business, the meeting adjourned at 5:55 p.m.

REGULAR MEETING
6:00 P.M.

PLEDGE OF ALLEGIANCE: The meeting was called to order at 6:00 p.m. with Ripon Boy Scout Troop 414 leading in the Pledge of Allegiance to the Flag.

INVOCATION: Pastor Ken Boonstra gave the invocation.

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

OTHERS PRESENT: City Administrator Kevin Werner, City Attorney Tom Terpstra, Planning Director Ken Zuidervaart, Recreation Director Kye Stevens, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, Colleen Medeiros, Connie Jorgensen, Daniel de Graaf, Jaime Fountain, Gaynl Trotter, Chris Crandall, Jeff Hutchison, Ripon Boy Scout Troop 414, Danielle Pierce, James Kelly, Roger Valdez, Lance Boullion.

PUBLIC DISCUSSION: No one from the public wished to speak at this time.

APPROVAL OF MINUTES: MOTION: MOVED/SECONDED (RESTUCCIA,WINCHELL) AND CARRIED BY A 4-0 (PARKS ABSENT) VOTE TO APPROVE THE MINUTES OF THE REGULAR RIPON CITY COUNCIL MEETING ON AUGUST 9, 2016.

APPROVAL OF AGENDA AS POSTED (OR AMENDED):

Resident Chris Crandall requested to speak on Consent Calendar Item 3A.

Crandall wanted to thank everyone involved in putting together the parking permit program. Crandall said the Ripon Bulletin wrote a story that he rebutted because it only had Council statements, none from the residents as to why the program was needed. The changes the parking permit program will provide to the Ripon Bluffs area is safety for the neighborhood, its residents and visitors. Crandall said the article stated there were potential concerns for fires, but there have been fires on the river, which are now controlled by an ordinance that prohibits any fires in parks. The parking permit program limits access and provides control, in turn making it a safe place. Crandall said if the parking permit program is considered for changes in the future he would like the neighborhoods to be advised.

Council Member Michael Restuccia requested Item 4C be pulled for discussion from the Consent Calendar.

Council Member Leo Zuber requested that Items 3A, 4G, 4H, and 4J be pulled for discussion from the Consent Calendar.

Engineering Supervisor James Pease requested that an Emergency Item be added to the Consent Calendar as Item 4K.

MOTION: MOVED/SECONDED (RESTUCCIA,WINCHELL) AND CARRIED BY A 4-0 (PARKS ABSENT) VOTE TO ADD AN EMERGENCY ITEM 4K TO THE CONSENT CALENDAR.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 4-0 (PARKS ABSENT) VOTE TO APPROVE THE AGENDA AS AMENDED.

CONSENT CALENDAR**NOTES:****1. Income**

A. STATE OF CALIFORNIA

Retail Sales Tax (2015 \$284,800.00)	\$252,700.00	
Highway Users Tax (2015 \$26,274.15)	<u>\$30,909.20</u>	
TOTAL		\$283,609.20

B. CCATT HOLDINGS

Acacia Avenue Cell Tower Lease		\$999.53
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C. WASTE MANAGEMENT

Franchise fee payment – July 2016		\$1,938.87
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D. GILTON SOLID WASTE MANAGEMENT, INC.

Franchise Fess (quarter ending June 30, 2016)		\$5,450.83
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E. T-MOBILE

Cell Tower Lease – July	\$898.03	
Cell Tower Lease - August	<u>\$898.03</u>	
TOTAL		\$1,796.06

F. CHARTER COMMUNICATIONS

2 nd Quarter Franchise Fees (ending June 2016)		\$21,954.27
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2. Bills, Invoices, Payments

A. BANK OF STOCKTON

Semi-Annual Retirement Account		\$36,166.99
Administration fees for non-PERS employees		

B. GOODWIN CONSULTING GROUP, INC.

Development Impact Fee Program Update		\$9,450.00
Invoice #8617		

C. J.B. ANDERSON LAND USE PLANNING

SB5 Compliance		\$7,415.00
Progress Payment- Invoice #080116W19		

CONSENT CALENDAR:

NOTES:

2. Bills, Invoices, Payments, continued:

D. LIEBERT CASSIDY WHITMORE

Professional Services \$1,007.50
Invoice #1422462

E. CITY OF STOCKTON

Ripon Library Operating Costs 2016-2017 \$22,220.00
Invoice #382738

F. NATIONAL METER & AUTOMATION, INC.

Material Purchase – Water Meter Installation Project

Progress Payments –
Invoice #S1074622.001 \$552.96
Invoice# S1075275.001 \$60.21

TOTAL \$613.17

G. PRICE PAIGE & COMPANY

Audit Services \$12,200.00
Progress Payment - Invoice #10691

H. SAN JOAQUIN REGIONAL TRANSIT DISTRICT

Blossom Express Driver \$1,254.46
July Invoice #AR109735

I. STANTEC

Wastewater Discharge Permit \$1,862.00
Groundwater Monitoring – 2nd Quarter
Progress Payment – Invoice #1085749

J. TERPSTRA HENDERSON

Charter Communication \$275.00
General Matters \$16,832.00
Lowe Agreement \$1,031.25
Police Matters \$2,094.20

TOTAL \$20,232.45

CONSENT CALENDAR:

NOTES:

2. Bills, Invoices, Payments, continued:

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

Water Meter Installation Project \$49,844.13
Progress Payment – Invoice #3694.11

L. TERRACON

CNG Expansion and Bus Shelter Project

Progress Payments –

Invoice #T805651 \$726.00

Invoice #T814222 \$2,400.00

TOTAL \$3,126.00

M. WGR SOUTHWEST, INC.

City Stormwater Permit Assistance \$315.00
Progress Payment – Invoice #18133

N. WOOD RODGERS

Well 5 & 12 Assessments & Design

Progress Payment – Invoice #446 \$2,790.00

Well 19 Assessment & Design

Progress Payment – Invoice #445 \$5,640.20

TOTAL \$8,430.20

3. Resolutions

A. RESOLUTION NO. 16-64

Item 3A was pulled for discussion

RESOLUTION OF THE CITY
COUNCIL OF THE CITY
OF RIPON SETTING THE SOUTH
MANLEY ROAD RESIDENTIAL
PARKING PERMIT PROGRAM
AREA

This resolution sets the 400 block of South Manley Road as the South Manley Road Residential Parking Permit Program area.

CONSENT CALENDAR, continued:

NOTES:

4. Miscellaneous Items

Second Reading and Adoption

A. ORDINANCE NO. 853

AN ORDINANCE AMENDING THE
RIPON MUNICIPAL CODE TITLE
8 AND TITLE 16 TO ADDRESS
THE REQUIREMENTS OF
CALIFORNIA SENATE BILL 5
(2007) AND ASSOCIATED
LEGISLATION RELATED TO
PROVISION OF 200-YEAR FLOOD
PROTECTION TO CALIFORNIA
URBAN AREAS

This ordinance amends Chapter 8 & 16 of the Ripon Municipal Code that addresses requirements of California Senate Bill 5 (2007) and associated legislation related to the 200-year flood protection plan of California urban areas.

B. RIVER ROAD/FULTON AVENUE INTERSECTION IMPROVEMENT PROJECT

CEQA Approval

Adopt the Negative Declaration for the River Road/Fulton Avenue Intersection Improvement Project and direct staff to file the Notice of Determination for the project.

C. INTERAGENCY AGREEMENT AMENDMENT *Item 4C was pulled for discussion*

Driver for the Ripon Transit Service

Approve the Third Amendment to the Interagency agreement with San Joaquin Regional Transit District for transportation services from July 1, 2016 through June 30, 2017 with a new rate of \$39.10.

D. CROWN CASTLE "CCATT"

Consent to Sublease

Approve the sublease by Crown Castle to Verizon Wireless and authorize the Mayor to sign the consent to sublease and the Property Owner Letter of Authorization for property located at 1214 South Acacia Avenue.

E. MUNICIPAL FINANCIAL SERVICES

Water, Sewer, and Garbage Rate
Analysis

Approve the proposal for Municipal Financial Services to perform a rate analysis for the water, sewer and garbage utilities for the period February 2017 – January 2018.

CONSENT CALENDAR:

NOTES:

4. Miscellaneous Items, continued:

F. SENIOR CENTER

Lucas Business Systems

Authorize the Mayor to sign the Lease agreement and other documents for the 60 month lease of a copier for the Ripon Senior Center.

G. AUDIO-VISUAL UPGRADES TO CITY COUNCIL CHAMBERS
Equipment Upgrades

Item 4G was pulled for discussion

Approve the audio-visual upgrades to the City Council Chambers in the amount of \$17,080.00 of one-time expense and an annual fee of \$14,920.00.

H. 2016 ASPHALT RUBBER CAPE SEAL CAPITAL PROJECT
American Pavement Systems

Item 4H was pulled for discussion

Staff is recommending that the City Council award the 2016 Asphalt Rubber Cape Seal Capital Project in the amount of \$599,656.63 to American Pavement Systems. The project includes (1) an asphalt rubber cape seal on various roadways surrounding Vermuelen Park and the Spring Creek area; (2) slurry seal on Main Street between Acacia Avenue and Industrial Avenue; and (3) pavement repair test sections on Mulholand Drive.

I. WELL 5 & 12 REHABILITATION PROJECT

Reject bids

Staff is recommending that the City Council reject all bids for the Well 5 & 12 Rehabilitation Project and authorize staff to proceed with re-bidding the project.

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

Item 4J was pulled for discussion

Water Meter Installation Project

Accept the work completed by G.M. Construction & Developers, Inc. and authorize the filing of a Notice of Completion with the retention of (\$53,413.53) to be paid 35 days after recording.

CONSENT CALENDAR:

NOTES:

4. Miscellaneous Items, continued:

K. BASECAMP ENVIRONMENTAL

Item 4K Emergency Item Added

General Services Agreement

Authorize the Mayor to sign the general services agreement with Basecamp Environmental to provide environmental services for the River Road Intersection and Sidewalk Improvement Project.
(Cost not to exceed: \$22,000.00)

****END OF CONSENT CALENDAR****

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 4-0 (PARKS ABSENT) VOTE TO APPROVE THE CONSENT CALENDAR AS AMENDED.

Discussion on Item 3A

Council Member Zuber asked if this program was year around or part-year.

Chief Ormonde said the program is year around.

Discussion on Item 4C

Council Member Restuccia said he sits on the board for the San Joaquin Regional Transit District (SJRTD) and would like to be removed from voting on this item.

Zuber asked how long we have been paying SJRTD for a driver and what was the hourly rate before this amendment.

City Administrator Werner said SJRTD has been providing a driver for the Blossom Express since 2012-2013. The original hourly rate was \$55.00, which included maintenance plus the driver. We do not need the maintenance and that is why the hourly rate is coming down. SJRTD is looking to refund or credit the city the amount charged in maintenance over the past few years.

Discussion on Item 4G

Zuber said if the city is going to incur a \$15,000.00 a year cost for upgrades to Council Chambers then a cost breakdown should be calculated for the use of the facility and technology to address rental agreement and pricing.

Discussion on Item 4H

Zuber asked if any maintenance would occur on Main Street before the Rubber Cape Seal was put down. There are many areas that need attention.

Engineering Supervisor Pease said areas of concern will be patched up before the Rubber Cape Seal project occurs. There will be a change order or another contractor that will touch up the problem areas.

Discussion on Item 4J

Zuber said the total amount for the project is \$200,000.00 shy of the original contract amount. Zuber asked if savings were realized later on in the project.

Pease said there were some unknowns and product not used which created savings.

Restuccia asked how long the bonds stay in place.

Pease said there is a 1 year maintenance bond.

Discussion on Item 4K

Pease said staff is moving forward with the River Road Intersection and Sidewalk Installation project and while in meeting with Caltrans, staff was advised of additional environmental studies that need to take place. Environmental clearance is critical to secure funding for the project due to the accelerated timeline of Active Transportation Program (ATP) which requires approval through California Transportation Commission (CTC). The original approved funding for environmental studies was \$22,000.00, and an additional \$4,500.00 is needed to complete additional studies.

Zuber asked if this is widening River Road on the north side near Park View School and then adding traffic signals at the corner of River Road and Fulton Avenue.

Pease said yes.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 4-0 (PARKS ABSENT) VOTE TO APPROVE ITEM 3A, 4C, 4G, 4H, 4J, AND 4K.

5. ORDINANCES

Notes:

First Reading and Introduction

A. ORDINANCE NO. 854

AN ORDINANCE OF THE CITY OF THE CITY COUNCIL OF THE CITY OF RIPON ADDING CHAPTER 2.06 TO THE MUNICIPAL CODE, ENTITLED "CITY COUNCIL MEETINGS" This ordinance adds Chapter 2.06 to Title 2, Administration and Personnel, entitled "City Council Meetings".

City Attorney Terpstra said this ordinance adds Chapter 2.06, titled "City Council Meetings" to the Ripon Municipal Code. The rules are intended to create an atmosphere in which members of the City Council and its Commissions can conduct business efficiently, fairly and with full public participation. The rules are guided by 4 basic principles, as set forth in Rosenburg's Rules of Order.

Council Member Restuccia said he thought we were practicing this already.

Terpstra said the Council has been practicing correct procedures, but has not been codified.

MOTION: MOVED/SECONDED (RESTUCCIA,WINCHELL) AND CARRIED BY A 4-0 (PARKS ABSENT) VOTE TO WAIVE THE FIRST READING AND INTRODUCE ORDINANCE NO. 854.

6. DISCUSSION ITEMS

Notes:

A. FOURTH OF JULY RECAP

Discussion/No Action

Chamber of Commerce staff to report on the Fourth of July event.

Tamra Spade with the Ripon Chamber of Commerce said the Fourth of July event was successful and wanted to publicly thank all of the sponsors and the City of Ripon for their donations and help.

Spade said although it was a great event with few glitches, she doesn't know how the Chamber will host it moving forward, due to the lack of resources and man power.

Council Member Restuccia said there was a great turn out, but agrees there needs to be more volunteers.

Council Member Winchell asked how the event faired financially, did it make money or break even.

Spade said the event made a little money which will roll over to next year, but basically the Chamber broke even. Without the volunteers and resources, the event is tough to put on.

Vice Mayor Uecker thanked the Chamber of Commerce for putting on a great event and he hopes more people will volunteer and help in the upcoming years.

B. DEVELOPMENT FEE SCHEDULE COMPARISON

Discussion/No Action

City Council to provide direction on the recommended changes to the City of Ripon's Public Facility Financing Fees and provide direction on moving forward with amending the City of Ripon's AB1600 report pursuant to the fee updates.

Victor Irzyk from Goodwin Consulting Group said at the August City Council meeting Council requested more comparisons be provided for Office and Light Industrial fees.

Irzyk shared a PowerPoint presentation with comparisons of the latest version of proposed impact fees to the City's current fees. The latest fee comparison shows Ripon's fee total compared to surrounding cities and includes fee comparisons for seven sample Light Industrial projects.

Council Member Zuber said in the Light Industrial fee comparisons, Lathrop still has lower fees across the board and asked why that is. Zuber said there was conversation of Lathrop using Debt Financing, but we need to find the facts in order to explain to developers why there is a difference in costs.

Planning Director Zuidervaart said the goal tonight is to get direction on if the fees are good to move forward with and if so amend and update AB1600 report. Zuidervaart said staff is also requesting Goodwin Consulting Group put together a working document tool to help explain the difference in fees compared to other cities to prospective developers.

Council directed staff to move forward with the presented fees and agreed to have Goodwin Consulting Group create a tool for the Planning Department to use in showing fee comparisons to developers.

C. WATER CONSERVATION

Discussion/Action

Staff will provide an update on water conservation and the new State water conservation approach.

Public Works Director Ted Johnston shared a PowerPoint presentation on the current water conservation measures and efforts being taken to reduce water use in Ripon.

Johnston said the City has been operating under an adopted statewide water conservation order since April 2015 that required Ripon to achieve 33% water conservation. To date efforts like installing water meters, updating telemetry systems, rebates, and public outreach have resulted in an overall water conservation of 29.9%.

On May 18, 2016, the State Water Resources Control Board adopted a statewide water conservation approach that allows urban water suppliers to replace their prior state-assigned percentage target reduction with a localized “stress test” approach. In determining the City’s future water supply, staff used the decrease in groundwater levels during the recent drought conditions as an indicator for estimating future groundwater levels. In the last 3 years the groundwater levels have decreased on an average of one foot per year, assuming that the groundwater level rate of decrease remains the same, the City would still have a more than adequate water supply in the case of an additional three years of drought.

Johnston said staff is suggesting the City Council consider to either (1) continue with the current conservation standard of 33% (2) use 25% based on the State’s overall reduction goal, or (3) select another conservation standard that is appropriate for Ripon.

Council said all of the efforts put forth by the city, staff, and residents has been great in reducing water use by 29%, but believe 30% is a fair mandate and an attainable standard.

MOTION: MOVED/SECONDED (ZUBER,WINCHELL) AND CARRIED BY A 4-0 (PARKS ABSENT) VOTE TO MAINTAIN THE CURRENT WATER MEASURES AND RESTRICTIONS AND SET THE CONSERVATION STANDARD AT 30 PERCENT.

D. SUSTAINABLE GROUNDWATER MANAGEMENT ACT

Discussion/No Action

Staff will provide an update on the implementation of the Sustainable Groundwater Management Act and on-going discussions related to the formation of the Groundwater Sustainable Agency.

City Administrator Werner said in September 2014, Governor Brown signed a three-bill package known as the Sustainable Groundwater Management Act (SGMA). The legislation provides a framework for sustainable management of groundwater supplies by local authorities. SGMA requires all high-priority and medium-priority groundwater basins, as designated by the California Department of Water Resources, be managed by a Groundwater Sustainability Agency (GSA). A local public agency or

combination of local public agencies overlying a designated basin may elect to become a GSA if the agency (or agencies) has (or have) water supply, water management or land use responsibilities.

Werner said by June 30, 2017 local agencies are required to have created a GSA, or multiple GSAs, covering the entire groundwater basin. Within the Eastern San Joaquin County Groundwater Basin, which Ripon is located within, there are 22 eligible agencies that can form separate GSAs. In October 2015, SSJID (along with other agencies within the Basin) elected and filed to become a GSA within its service boundaries, which included the Cities of Ripon, Manteca, and Escalon.

Staff believes there are advantages to Ripon by participating in a GSA with SSJID, Escalon, and Manteca. Staff members from the respective agencies have been discussing how the GSA would be formed – either by way of a Joint Powers Agreement (JPA), a Memorandum of Agreement (MOA) or other legal agreement.

Werner said the cities and SSJID are planning to meet with elected representatives from each entity for initial feedback on the governance and then bring forward a proposal to each agency’s respective elected body for approval.

Council Member Restuccia asked if there will be costs associated with this agency.

Werner said there will be costs for consultants and the monitoring of the system.

E. LEASE OF MISTLIN BASEBALL FIELDS

Discussion/No Action

During the August City Council meeting a number of comments were provided regarding the lease of the Mistlin Baseball Fields. As requested by the City Council, staff has looked into these items and will report on the findings.

Recreation Director Stevens said at the August City Council meeting comments were made in regards to the lease and operation of Mistlin Sports Park by TPR Baseball, so staff met with TPR Baseball and investigated the citizen concerns.

Stevens shared a PowerPoint presentation with background information on TPR Baseball and addressed the issues of signage, concessions, finances and field conditions.

Lance Boullion with TPR Baseball said they are the 5th largest company in field and tournament management in the United States. They value their relationship with the City of Ripon and are honored to lease Mistlin Sports Park.

Resident Colleen Medeiros said she first came to the City Council out of frustration when she was going to have to pay \$12.00 to enter Mistlin Sports Park to watch her son practice with her children. This led to her reaching out to the City to get answers.

Medeiros said she still has concerns with (1) who monitors cash flow at the park since there are no cash registers, (2) staff not being polite and lengthy bag searches, and (3) poor field conditions.

Boullion said they try to deter coaches from wanting to practice on tournament nights at Mistlin Sports Park, because of the cost to the parents to enter. In this particular case the coach was advised of the cost, but he still wanted to practice there.

Boullion said since they began leasing Mistlin Sports Park it’s been under construction and there is no storage for equipment, so unfortunately there are no cash registers. Boullion explained they pay the City

a flat rate to lease the facilities and a percentage of concessions. In regards to the field status, Boullion stated TPR Baseball often uses their own money and time to help manage fields.

Boullion said the staff is often younger teens getting paid minimum wage, but thorough bag checking is a strict policy in order to prevent outside drinks and food from coming in the park, with the exception of water.

Council Member Zuber said he wanted to clarify that between 3:30 p.m. to 5:00 p.m. there is public access to the fields at Mistlin Sports Park where they are not being used for tournaments. At this time the City Parks ordinance applies and no organized team events can be held.

Stevens said that is correct. It's for public use by non-organized groups. A typical example would be a father and son using the fields to practice throwing.

REPORTS

Department Heads: Police Chief Ormonde provided an update on the Fourth of July illegal fireworks responses and citations in accordance with the new ordinance.

Ormonde said 23 reports were filed between July 3 through July 5, 16 occurred on the Fourth of July. Six Citations were given, in which one went through the court system and the remaining ones are pending.

Public Works Director Johnston said on Saturday, October 8, 2016 the City will hold its City-Wide Yard Sale. Applications are located online or at City Hall.

Planning Director Zuidervaart said at the August City Council meeting a citizen spoke about an active code enforcement case, which is going through the code enforcement process at this time.

City Attorney Terpstra reported on the Closed Session that direction was given to staff and no reportable action was taken.

City Council: Vice Mayor Uecker said the Alcohol Ordinance Committee met and a proposal was provided to Council to review before the October meeting where it will be placed on the agenda for discussion and approval.

There being no further business, the meeting adjourned at 8:14 p.m.

(Signed) Jacob Parks
Mayor

ATTEST:

(Signed) Tricia Raymond
Deputy City Clerk

Ripon City Council Meeting Notice & Agenda

CITY HALL, 259 NORTH WILMA, RIPON, CALIFORNIA

TUESDAY, SEPTEMBER 13, 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

<u>Agency</u>	<u>Day</u>	<u>Time</u>	<u>Place</u>
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

Ripon City Council Agenda

TUESDAY, SEPTEMBER 13, 2016

CLOSED SESSION:
4:30 P.M.

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

IN THE MATTER OF:

- (1) Personnel Negotiations pursuant to Section 54957.6 of the California Government Code.
- (2) Conference with legal counsel – Potential Litigation: Code Enforcement pursuant to Section 54956.9 of the California Government Code.
- (3) Conference with legal counsel: Contract negotiations pursuant to Section 54956.8 of the California Government Code.

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 August 9, 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.28	A. STATE OF CALIFORNIA		
	Retail Sales Tax (2015 \$284,800.00)	\$252,700.00	
	Highway Users Tax (2015 \$26,274.15)	<u>\$30,909.20</u>	
	TOTAL		\$283,609.20
p.30	B. CCATT HOLDINGS		
	Acacia Avenue Cell Tower Lease		\$999.53
p.31	C. WASTE MANAGEMENT		
	Franchise fee payment – July 2016		\$1,938.87
p.32	D. GILTON SOLID WASTE MANAGEMENT, INC.		
	Franchise Fess (quarter ending June 30, 2016)		\$5,450.83
p.33	E. T-MOBILE		
	Cell Tower Lease – July	\$898.03	
	Cell Tower Lease - August	<u>\$898.03</u>	
	TOTAL		\$1,796.06
p.35	F. CHARTER COMMUNICATIONS		
	2 nd Quarter Franchise Fees (ending June 2016)		\$21,954.27

2. Bills, Invoices, Payments

p.38	A. BANK OF STOCKTON		
	Semi-Annual Retirement Account		\$36,166.99
	Administration fees for non-PERS employees		
p.42	B. GOODWIN CONSULTING GROUP, INC.		
	Development Impact Fee Program Update		\$9,450.00
	Invoice #8617		
p.43	C. J.B. ANDERSON LAND USE PLANNING		
	SB5 Compliance		\$7,415.00
	Progress Payment- Invoice #080116W19		

CONSENT CALENDAR:

NOTES:

2. Bills, Invoices, Payments, continued:

p. 47	D. LIEBERT CASSIDY WHITMORE		
	Professional Services		\$1,007.50
	Invoice #1422462		
p. 48	E. CITY OF STOCKTON		
	Ripon Library Operating Costs 2016-2017		\$22,220.00
	Invoice #382738		
p. 49	F. NATIONAL METER & AUTOMATION, INC.		
	Material Purchase – Water Meter Installation Project		
	Progress Payments –		
	Invoice #S1074622.001	\$552.96	
	Invoice# S1075275.001	<u>\$60.21</u>	
		TOTAL	\$613.17
p. 51	G. PRICE PAIGE & COMPANY		
	Audit Services		\$12,200.00
	Progress Payment - Invoice #10691		
p. 52	H. SAN JOAQUIN REGIONAL TRANSIT DISTRICT		
	Blossom Express Driver		\$1,254.46
	July Invoice #AR109735		
p. 53	I. STANTEC		
	Wastewater Discharge Permit		\$1,862.00
	Groundwater Monitoring – 2 nd Quarter		
	Progress Payment – Invoice #1085749		
p. 54	J. TERPSTRA HENDERSON		
	Charter Communication	\$275.00	
	General Matters	\$16,832.00	
	Lowe Agreement	\$1,031.25	
	Police Matters	<u>\$2,094.20</u>	
		TOTAL	\$20,232.45

CONSENT CALENDAR:

NOTES:

2. Bills, Invoices, Payments, continued:

p. 62	K. G.M. CONSTRUCTION & DEVELOPERS, INC. Water Meter Installation Project Progress Payment – Invoice #3694.11	\$49,844.13
p. 63	L. TERRACON CNG Expansion and Bus Shelter Project Progress Payments – Invoice #T805651 Invoice #T814222	\$726.00 \$2,400.00
	TOTAL	\$3,126.00
p. 65	M. WGR SOUTHWEST, INC. City Stormwater Permit Assistance Progress Payment – Invoice #18133	\$315.00
p. 66	N. WOOD RODGERS Well 5 & 12 Assessments & Design Progress Payment – Invoice #446 Well 19 Assessment & Design Progress Payment – Invoice #445	\$2,790.00 \$5,640.20
	TOTAL	\$8,430.20

3. Resolutions

p. 69	A. RESOLUTION NO. 16-__ RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON SETTING THE SOUTH MANLEY ROAD RESIDENTIAL PARKING PERMIT PROGRAM AREA	This resolution sets the 400 block of South Manley Road as the South Manley Road Residential Parking Permit Program area.
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CONSENT CALENDAR, continued:

NOTES:

4. Miscellaneous Items

Second Reading and Adoption

- p. 73 A. ORDINANCE NO. 853
- AN ORDINANCE AMENDING THE RIPON MUNICIPAL CODE TITLE 8 AND TITLE 16 TO ADDRESS THE REQUIREMENTS OF CALIFORNIA SENATE BILL 5 (2007) AND ASSOCIATED LEGISLATION RELATED TO PROVISION OF 200-YEAR FLOOD PROTECTION TO CALIFORNIA URBAN AREAS
- This ordinance amends Chapter 8 & 16 of the Ripon Municipal Code that addresses requirements of California Senate Bill 5 (2007) and associated legislation related to the 200-year flood protection plan of California urban areas.
- p. 77 B. RIVER ROAD/FULTON AVENUE INTERSECTION IMPROVEMENT PROJECT
- CEQA Approval
- Adopt the Negative Declaration for the River Road/Fulton Avenue Intersection Improvement Project and direct staff to file the Notice of Determination for the project.
- p. 84 C. INTERAGENCY AGREEMENT AMENDMENT
- Driver for the Ripon Transit Service
- Approve the Third Amendment to the Interagency agreement with San Joaquin Regional Transit District for transportation services from July 1, 2016 through June 30, 2017 with a new rate of \$39.10.
- p. 86 D. CROWN CASTLE “CCATT”
- Consent to Sublease
- Approve the sublease by Crown Castle to Verizon Wireless and authorize the Mayor to sign the consent to sublease and the Property Owner Letter of Authorization for property located at 1214 South Acacia Avenue.
- p. 88 E. MUNICIPAL FINANCIAL SERVICES
- Water, Sewer, and Garbage Rate Analysis
- Approve the proposal for Municipal Financial Services to perform a rate analysis for the water, sewer and garbage utilities for the period February 2017 – January 2018.

CONSENT CALENDAR:

NOTES:

4. Miscellaneous Items, continued:

- p. 91 F. SENIOR CENTER
Lucas Business Systems Authorize the Mayor to sign the Lease agreement and other documents for the 60 month lease of a copier for the Ripon Senior Center.
- G. AUDIO-VISUAL UPGRADES TO CITY COUNCIL CHAMBERS
p. 94 Equipment Upgrades Approve the audio-visual upgrades to the City Council Chambers in the amount of \$17,080.00 of one-time expense and an annual fee of \$14,920.00.
- H. 2016 ASPHALT RUBBER CAPE SEAL CAPITAL PROJECT
p. 96 American Pavement Systems Staff is recommending that the City Council award the 2016 Asphalt Rubber Cape Seal Capital Project in the amount of \$599,656.63 to American Pavement Systems. The project includes (1) an asphalt rubber cape seal on various roadways surrounding Vermuelen Park and the Spring Creek area; (2) slurry seal on Main Street between Acacia Avenue and Industrial Avenue; and (3) pavement repair test sections on Mulholand Drive.
- I. WELL 5 & 12 REHABILITATION PROJECT
p. 100 Reject bids Staff is recommending that the City Council reject all bids for the Well 5 & 12 Rehabilitation Project and authorize staff to proceed with re-bidding the project.
- J. G.M. CONSTRUCTION & DEVELOPERS, INC.
p. 101 Water Meter Installation Project Accept the work completed by G.M. Construction & Developers, Inc. and authorize the filing of a Notice of Completion with the retention of (\$53,413.53) to be paid 35 days after recording.

****END OF CONSENT CALENDAR****

5. ORDINANCES

Notes:

First Reading and Introduction

p.104

A. ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF
THE CITY COUNCIL OF THE CITY
OF RIPON ADDING CHAPTER 2.06
TO THE MUNICIPAL CODE,
ENTITLED “CITY COUNCIL
MEETINGS”

This ordinance adds Chapter 2.06 to Title 2, Administration and Personnel, entitled “City Council Meetings”.

6. DISCUSSION ITEMS

Notes:

p.109

A. FOURTH OF JULY RECAP

Discussion/No Action

Chamber of Commerce staff to report on the Fourth of July event.

p.110

B. DEVELOPMENT FEE SCHEDULE COMPARISON

Discussion/No Action

City Council to provide direction on the recommended changes to the City of Ripon’s Public Facility Financing Fees and provide direction on moving forward with amending the City of Ripon’s AB1600 report pursuant to the fee updates.

p.128

C. WATER CONSERVATION

Discussion/Action

Staff will provide an update on water conservation and the new State water conservation approach.

p.130

D. SUSTAINABLE GROUNDWATER MANAGEMENT ACT

Discussion/No Action

Staff will provide an update on the implementation of the Sustainable Groundwater Management Act and on-going discussions related to the formation of the Groundwater Sustainable Agency.

p.132

E. LEASE OF MISTLIN BASEBALL FIELDS

Discussion/No Action

During the August City Council meeting a number of comments were provided regarding the lease of the Mistlin Baseball Fields. As requested by the City Council, staff has looked into these items and will report on the findings.

REPORTS

Department Heads:

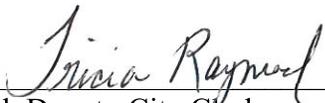
City Council:

p. 134 **SUCCESSOR AGENCY:**

Adjournment:

Time:

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



Tricia Raymond, Deputy City Clerk

September 8, 2016
Date

Ripon City Council Minutes

TUESDAY, AUGUST 9, 2016

REGULAR MEETING

6:00 P.M.

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

INVOCATION: Pastor Angelo Contreras gave the invocation.

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

OTHERS PRESENT: City Administrator Kevin Werner, City Attorney Tom Terpstra, Planning Director Ken Zuidervart, Recreation Director Kye Stevens, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, Engineering Supervisor James Pease, Associate Civil Engineer Elizabeth Quilici, Debbie Svopa Meewse, Colleen Medeiros, Sharon Butcher, Jennifer Mellon, Jacob Curtiss, David Niskawen, John B. Anderson, Jaime Fountain, Mary Vizcarra, Connie Jorgenson.

PUBLIC DISCUSSION: Ripon Resident Colleen Medeiros said she wanted to discuss how the Mistlin Sports Park is run by TPR Baseball. Medeiros said on top of paying registration fees, guests are charged to enter the fields on practice days and if you have multiple children this expense adds up. Medeiros said there have been many complaints on social media of how TPR Baseball is handling the management of Mistlin Sports park and would like for their lease to be looked at and grievances acknowledged in order to make a change. Medeiros said TPR Baseball should be held to their lease and meet Ripon principles and standards or be shown the door.

Ripon Resident Jacob Curtiss said he met with Recreation Director Stevens and Finance Director Roos to discuss the contract the City has with TPR Baseball and finances in regards to management and concessions. Curtiss said his concerns are with Section 2.5 of the agreement and Exhibit "C". Curtiss said the field conditions are not satisfactory and management of the park is unacceptable. Curtiss would like staff to review the contract with TPR Baseball and ensure they are meeting the requirements. Curtiss would also like staff to look at the finances and feels there have been instances where TPR Baseball has not reported concession money to the City. Curtiss said there are too many red flags that are being ignored and wants what is best for community.

Ripon Resident Bill Long said he met with Colleen and Jacob in regards to the issues with TPR Baseball and went out to the Sports Park to observe the situation. Bill said to have persons pay to watch practices or buy from the concession stand is unreasonable. Bill would like Council to look at the contract with TPR Baseball and see that standards are being met.

Ripon Resident Debbie Svopa Meeuwse said she owns several properties in Ripon and boards horses and chickens on a property over the Fulton Rd. overpass that she has been leasing for over 15 years. Recently she was notified by Code Enforcement that a complaint had been filed. Meeuwse received a letter from Code Enforcement and after meeting with City staff Meeuwse was advised that all equipment and animals need to be removed from the property by August 31st. Meeuwse doesn't understand the violation she received and why she must vacate the premises. She wants a better understanding and would appreciate staff and Council looking at this matter further since time is of the essence.

APPROVAL OF MINUTES: **MOTION:** MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO APPROVE THE MINUTES OF THE REGULAR RIPON CITY COUNCIL MEETING ON JULY 12, 2016.

APPROVAL OF AGENDA AS POSTED (OR AMENDED):

City Council Member Leo Zuber requested that Items 2G, 3A, 3B, 3C, 4I, and 4N be pulled for discussion from the Consent Calendar.

Council Member Mark Winchell requested that Items 4A and 4B be pulled for discussion from the Consent Calendar.

Council Member Micheal Restuccia requested that Item 4K be pulled for discussion from the Consent Calendar.

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 \$213,600.00)	\$189,500.00
Highway Users Tax (2015 \$40,382.93)	<u>\$24,541.69</u>

TOTAL	\$214,041.69
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B. CCATT HOLDINGS

Acacia Avenue Cell Tower Lease	\$999.53
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C. BERTOLOTTI DISPOSAL, INC.

Franchise fee payment – 2 nd Quarter 2016	\$1,602.32
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D. WASTE MANAGEMENT

Franchise fee payment – June 2016	\$2,279.44
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2. Bills, Invoices, Payments**A. NATIONAL METER & AUTOMATION, INC.**

Material Purchase – Water Meter Installation Project

Progress Payments-

Invoice #S1070483.005	\$1,717.20
Invoice #S1073329.003	\$709.57
Invoice #S1072952.001	\$7,209.98
Invoice #S1072952.003	\$40.42
Invoice #S1074131.001	\$4,316.65
Invoice #S1074323.001	[\$6,791.04]
Invoice #S1074360.001	\$398.53
Invoice #S1074360.002	\$6,010.21
Invoice #S1073329.002	\$308.84
Invoice #S1074458.001	<u>\$2,003.41</u>

TOTAL	\$15,923.77
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B. SAN JOAQUIN REGIONAL TRANSIT DISTRICT

Blossom Express Driver June Invoice #AR109680	\$2,254.61
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C. TERPSTRA HENDERSON

General Matters	\$9,649.00
Police Matters	\$1,823.00
J-M Manufacturing	<u>\$711.25</u>

TOTAL	\$12,183.25
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CONSENT CALENDAR

NOTES:

2. Bills, Invoices, Payments, continued:

D. CAVES & ASSOCIATES

Professional Services **\$1,117.00**
Invoice #16-154

E. PADILLA & ASSOCIATES

Professional Services **\$625.00**
Invoice #16-RIP-1

F. WGR SOUTHWEST, INC.

City Stormwater Permit Assistance

Progress Payments-
Invoice #18003 \$2,507.40
Invoice #17909 \$580.00

TOTAL **\$3,087.40**

G. G.M. CONSTRUCTION & DEVELOPERS, INC. *Item 2G was pulled for discussion*

Water Meter Installation Project **\$63,719.35**
Progress Payment – Invoice #3694.10

H. MARK THOMAS & COMPANY

Circulation Element Update

Progress Payments-
Invoice #25250 \$1,587.00
Invoice #25688 \$4,473.00

TOTAL **\$6,060.00**

3. Resolutions

A. RESOLUTION NO. 16-57

Item 3A was pulled for discussion

RESOLUTION OF THE CITY
COUNCIL OF THE CITY
OF RIPON AUTHORIZING THE
TRANSFER OF
CERTAIN MUNICIPAL FUNDS

This resolution authorizes the transfers of enterprise funds to the capital reserve funds and general funds to the Landscape Maintenance Districts with deficits.

CONSENT CALENDAR

NOTES:

3. Resolutions, continued:

B. RESOLUTION NO. 16-58

Item 3B was pulled for discussion

RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
AUTHORIZING THE TRANSFER
OF CERTAIN MUNICIPAL FUNDS
FOR STREET MAINTENANCE
AND REPAIRS

This resolution authorizes the transfer of certain Municipal Funds for Street Maintenance and Repairs.

C. RESOLUTION NO. 16-59

Item 3C was pulled for discussion

RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
SETTING THE MEYENBERG
AVENUE AND MCBRIAN DRIVE
RESIDENTIAL PARKING PERMIT
PROGRAM AREA

This resolution approves Meyenberg Avenue and McBrian Drive as a Residential Parking Permit required area.

4. Miscellaneous Items

Second Reading and Adoption

A. ORDINANCE NO. 844

Item 4A was pulled for discussion

AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF RIPON
ADDING CHAPTER 9.34 TO THE
RIPON MUNICIPAL CODE,
TITLED "UNMANNED AIRCRAFT
SYSTEMS."

This ordinance adds Chapter 9.34 to the Ripon Municipal Code, titled "Unmanned Aircraft Systems."

Second Reading and Adoption

B. ORDINANCE NO. 846

Item 4B was pulled for discussion

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

This ordinance amends Chapter 8.28, to include a grandfather clause and provide parameters and clarification on legal permissions for locking doors.

CONSENT CALENDAR

NOTES:

4. Miscellaneous Items, continued:

Note: Ordinances **4C – 4G** can be taken as one item if no one from the public objects.

Second Reading and Adoption

C. ORDINANCE NO. 847

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON AMENDING CHAPTER 16.12 OF THE RIPON MUNICIPAL CODE RELATING TO DEFINITIONS AND USE CLASSIFICATIONS SYSTEMS

This ordinance amends Chapter 16.12, titled “Definitions and Use Classifications Systems”.

Second Reading and Adoption

D. ORDINANCE NO. 848

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON AMENDING CHAPTER 16.16 OF THE RIPON MUNICIPAL CODE RELATING TO RESIDENTIAL DISTRICTS

This ordinance amends Chapter 16.16, titled “Residential Districts”.

Second Reading and Adoption

E. ORDINANCE NO. 849

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON AMENDING CHAPTER 16.20, CHAPTER 16.24, AND CHAPTER 16.26 OF THE RIPON MUNICIPAL CODE RELATING TO OFFICE AND COMMERCIAL DISTRICTS, INDUSTRIAL DISTRICTS AND MIXED USE DISTRICTS

This ordinance amends Chapter 16.20, 16.24, and Chapter 16.26, titled “Office and Commercial Districts, Industrial Districts and Mixed Use Districts”.

Second Reading and Adoption

F. ORDINANCE NO. 850

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIPON AMENDING CHAPTER 16.89 OF THE RIPON MUNICIPAL CODE RELATING TO COTTAGE FOOD OPERATION PERMITS

This ordinance amends Chapter 16.189, titled “Cottage Food Operation Permits”.

CONSENT CALENDAR

NOTES:

4. Miscellaneous Items, continued:

Second Reading and Adoption

G. ORDINANCE NO. 851

AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF RIPON
AMENDING CHAPTER 16.144 OF
THE RIPON MUNICIPAL CODE
RELATING TO PARKING AND
LOADING

This ordinance amends Chapter 16.144, titled
“Parking and Loading”.

H. ANNUAL INVESTMENT POLICY REVIEW

July 1, 2015 to June 30, 2016

Accept the City’s annual investment report for
the period ending June 30, 2016.

I. SAN JOAQUIN COUNCIL OF GOVERNMENTS *Item 4I was pulled for discussion*

Transit – Blossom Express
Operations Funds - \$50,000.00

Approve the Measure K Renewal Cooperative
Agreement in order to receive funding to
operate the Blossom Express transit service
from July 2016 through June 2017 and
authorize the Mayor to sign.

J. CHAMBER FOUNDATION

Soaring over Ripon
Fee Waiver

Waive the \$3,500.00 fee for use of Mistlin
Sports Park on September 2 - 4, 2016 for the
Soaring over Ripon Festival, previously
known as “Color the Skies.”

K. DONATION

Item 4K was pulled for discussion

Donation of Bench

Accept the donation from the MacDonald
Family Trust for the purchase and installation
of a bench to be placed on the south side of the
Senior Center on Fourth Street.
(Donation: \$2,300.00)

L. CLAIM

Preferred Employers Insurance
Company

Deny the application of a claim filed 6 months
after the incident by Preferred Employers
Insurance Company.

CONSENT CALENDAR

NOTES:

4. Miscellaneous Items, continued:

M. TERRACON CONSULTANTS, INC.

General Services Agreement

Authorize the Mayor to sign the agreement with Terracon Consultants, Inc. for quality control field testing services for the CNG Expansion and Bus Shelter Project. Services are paid through the Prop 1B Transit System Safety, Security & Disaster Response account. (Cost not to exceed: \$5,000.00)

N. 439 S. ACACIA AVENUE

Item 4N was pulled for discussion

Award Bid to Contractor A

Award the bid to the contractor identified as Contractor A for the construction of the affordable house located at 439 S. Acacia Avenue, and direct staff to process the appropriate documents to execute the contract.

O. ASSIGNMENT AND ASSUMPTION AGREEMENT

Rod Lowe Project

Consent to the Assignment and Assumption Agreement allowing BMCH California, LLC (Benchmark) to purchase the project and land from R & K Lowe 1997 Revocable Trust of 26.41 acres located at the south-west corner of River Road and Fulton Avenue and authorize the Mayor to sign the acknowledgement and acceptance by the City.

End of Consent Calendar

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

Discussion on Item 2G

Council Member Zuber asked when this project would be complete.

Engineering Supervisor Pease said the project is 98% complete. The contractor is finishing up a remainder of homes that are receiving new electronic transmitters. By the end of next month the job will be complete and all of Ripon will be on meters that report electronically.

Discussion on Item 3A

Council Member Zuber asked if these transfers eliminate the deficit within some of the landscape districts that are operating at a deficit due to when they were originally set up. Zuber asked if this will bring them to zero at the end of the 2015-2016 fiscal year.

City Administrator Werner said yes.

Zuber said at the end of every fiscal year we can pay these off so there is no large deficit.

Discussion on Item 3B

Council Member Zuber said this is transferring over a \$1,000,000.00 from various accounts into the Street and Road fund. Zuber said the report does not show what was done with the funds and that is why he requested a report last month.

City Administrator Werner said staff is putting together an itemized report of projects that were done in the fiscal year.

Discussion on Item 3C

Council Member Zuber said when the parking permit program was passed it stated once you request for a permitted area, that area requires parking permits all the time. This request is for permit parking from Memorial Day to Labor Day and then the rest of the year is no permit parking. Zuber said this was not the intent of the program and sees this as a step towards customized parking, which he does not agree with. There was a specific reason for this program in that area, which this request is in this area, but the intent was not to customize time.

Mayor Parks said he agrees with Zuber. The program was to help alleviate traffic in the area and by adding customized dates it could create more issues and take away time and resources from the Police Department.

Council Member Restuccia asked if these specific streets asked for the dates.

Chief of Police Ormonde said the residents did request these specific dates when the area is most affected. The dates were presented on the ballot. If it does not pass tonight, it will go back for a re-vote for the extended time period.

Restuccia said residents can acquire as many permits as they need for the entire year, but sees how the domino effect of parking permit areas could begin in this area.

Ormonde said originally a request for the whole Ripon Bluffs neighborhood was submitted, but did not pass. The groups coming forward now are the areas that are most affected and would have passed if they came forward originally as individual groups. Another neighborhood on the 400 block of South Manley submitted a proposal and has ballots going out next week. The Manley Committee is the last to put in a request.

Zuber asked City Attorney Terpstra if it's possible the way the ordinance is written now to approve this resolution for a time period of one or two years.

Terpstra said you can state a specific time period and then bring the resolution back for amendment. Terpstra said during that time Council and staff can look at the ordinance, but we need to remember that we are dealing with public streets and parking.

Discussion on Item 4A

Council Member Winchell said he has concerns with Section 9.34.030(I) in the Unmanned Aircraft Systems ordinance which states "No person shall operate any Model Aircraft or Civil UAS within the City of Ripon above or within 100 feet of any organized event including, but not limited to, any sporting event, festival, fair or otherwise." Winchell said he wants the feet extended to 500 feet, instead of 100 feet.

Discussion on Item 4B

Council Member Winchell asked if more could be done to those found in lewd acts at massage businesses besides charging them with a misdemeanor and fining them.

City Attorney Terpstra said depending on the nature of the event there could be criminal proceedings that follow.

Discussion on Item 4I

Council Member Zuber said we get \$50,000.00 towards funding for the Blossom Express. He asked what happens if all the money is not spent.

City Administrator Werner said if the money is not spent it stays in the City. It can be used for other capital purchases that pertain to transportation.

Mayor Parks asked if this funding will be available in the foreseeable future.

Werner said this funding is a specific category in Measure K and will continue for another 25 years.

Discussion on Item 4K

Council Member Restuccia wanted to publicly recognize and thank the MacDonald family for their generous donation of a bench to the City of Ripon.

Discussion on Item 4N

Council Member Zuber said the staff report mentions hiring a consultant to manage the building of the house. He asked if that was part of this motion.

Planning Director Zuidervaart said that will be a separate item and the agreement will come back to Council for approval.

Zuber confirmed the only action tonight is to award the job to contractor "A".

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO APPROVE ITEMS 2G, 3A, 3B, 4B, 4I, 4K, AND 4N.

MOTION: MOVED/SECONDED (WINCHELL,UECKER) AND CARRIED BY A 5-0 VOTE TO APPROVE ITEM 4A, ORDINANCE NO. 844 WITH THE DISTANCE BEING AMENDED FROM 100 FEET TO 500 FEET.

MOTION: MOVED/SECONDED (ZUBER,UECKER) AND CARRIED BY A 5-0 VOTE TO APPROVE ITEM 3C, RESOLUTION NO. 16-59 AS AMENDED WITH A 2 YEAR IMPLEMENTATION. AFTER TWO YEARS A RESOLUTION WILL BE BROUGHT BACK TO COUNCIL FOR CONSIDERATION.

5. PUBLIC HEARING

A. GENERAL PLAN AMENDMENT(G16-02) AND ZONING TEXT AMENDMENT (Z16-02)

Senate Bill 5

A public hearing to consider an amendment to the Community Health and Safety Element of the General Plan and an Ordinance to amend Title 16 of the Ripon Municipal Code to incorporate the requirements of California Senate Bill 5 (2007) related to 200-year flood protection for urban areas.

Council Action:

- Adopt the Resolution approving an amendment to the City's Community Health and Safety Element of the General Plan; and
- Waive the first reading and introduce the City Council Ordinance amending Title 8 and 16 of the Ripon Municipal Code.

Planning Director Zuidervaart introduced consultant John Anderson. Zuidervaart said this public hearing is in regards to Senate Bill 5 and the requirements related to the 200-year floodplains.

John Anderson – J.B. Anderson Land Use Planning said this is an unfunded State mandate dealing with the 200-year floodplains and what impacts they may have upon cities in this area. The two goals were to modify the general plan safety element and modify ordinances that are referenced in the 200-year floodplain. The City of Ripon chose to map out the floodplains and they were pretty consistent with where they should be on the west side, but on the east side it was different which can be seen in the staff report.

David Niskanen – J.B. Anderson Land Use Planning presented a PowerPoint presentation on Senate Bill 5 requirements that need to be incorporated into the General Plan and Zoning related to the 200-year floodplain.

Vice Mayor Uecker asked if these findings could affect flood insurance rates.

Niskanen said no because these are State mandates.

Council Member Restuccia said the Planning Commission approved the amendments to be brought forward to Council by a vote of 4-0. Restuccia asked if they had a choice.

Niskanen said you do not have a choice. It's an unfunded State mandated requirement.

Council Member Winchell said the findings reflect a minimal impact to Ripon if there was a 200-year flood.

Zuidervaart said that is correct. Within the city limits there are no effects. There is a small 5-10 acre parcel of land on the east side of town that would have issues and would need to meet certain standards if development were to occur.

PUBLIC HEARING OPENED

No one wished to speak at this time

PUBLIC HEARING CLOSED

MOTION: MOVED/SECONDED (UECKER, WINCHELL) AND CARRIED BY A 5-0 VOTE TO ADOPT RESOLUTION NO. 16-60 AND WAIVE THE FIRST READING AND INTRODUCE ORDINANCE NO. 853.

6. RESOLUTIONS

NOTES:

A. RESOLUTION NO. 16-61

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
FOR THE DEPARTMENT OF
TRANSPORTATION MASTER
AGREEMENT FOR RIVER
RD./FULTON AVE.
INTERSECTION IMPROVEMENTS

This resolution authorizes the Mayor to execute all Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements, Fund Transfer Agreements and/or any amendments thereto with the California Department of Transportation in order to receive Federal and/or State funding for the River Road/Fulton Avenue Intersection Improvement project.

Engineering Supervisor Pease said this resolution authorizes the Mayor to execute all agreements pertaining to the River Road/Fulton Avenue Intersection Improvement Project.

MOTION: MOVED/SECONDED (ZUBER,RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO APPROVE RESOLUTION NO. 16.61.

B. RESOLUTION NO. 16-62

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
FOR THE DEPARTMENT OF
TRANSPORTATION MASTER
AGREEMENT FOR CNG SOLID
WASTE COLLECTION VEHICLE

This resolution authorizes the Mayor to execute all Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements, Fund Transfer Agreements and/or any amendments thereto with the California Department of Transportation in order to receive Federal and/or State funding for the purchase of a CNG Solid Waste Collection Vehicle.

Engineering Supervisor Pease said this resolution authorizes the Mayor to execute all agreements pertaining to the purchase of a CNG Solid Waste Collection Vehicle.

Council Member Zuber asked if this is a separate purchase from the 2 trucks that were damaged in the fire.

Pease said yes.

Zuber said then we will have 3 new CNG trucks.

MOTION: MOVED/SECONDED (RESTUCCIA,UECKER) AND CARRIED BY A 5-0 VOTE TO APPROVE RESOLUTION NO. 16-62.

6. RESOLUTIONS, continued:

NOTES:

C. RESOLUTION NO. 16-63

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
ADOPTING DESIGN GUIDELINES
FOR RESIDENTIAL
LANDSCAPING

This resolution approves the City of Ripon Residential Landscaping Design Guidelines and directs staff to process the appropriate Municipal Code amendments in order to reference the design guidelines.

Planning Director Zuidervaart said this is the final draft of the Residential Landscaping Design Guidelines. Zuidervaart said when the first draft was introduced it was 95% complete. Some adjustments were made and now it is before Council for approval.

Council Member Zuber said once this is adopted developers will need to meet and implement the standards stated for front yards with development.

Zuidervaart said yes. The developer will follow guidelines and submit plans to the Planning Department to ensure they are in compliance with the plan.

MOTION: MOVED/SECONDED (WINCHELL, RESTUCCIA) AND CARRIED BY A 5-0 VOTE TO APPROVE RESOLUTION NO. 16.63

7. ORDINANCES

NOTES:

Second Reading and Adoption

A. ORDINANCE NO. 845

AN ORDINANCE OF THE CITY OF
RIPON REPEALING CHAPTER
5.28, 5.29, AND 5.32 OF THE
RIPON MUNICIPAL CODE AND
INTRODUCING AN NEW
CHAPTER 5.28, TITLED "UTILITY
JOINT TRENCH AND
CONSTRUCTION
REQUIREMENTS."

This ordinance repeals Chapter 5.28, 5.29, and 5.32 of the Ripon Municipal Code and introduces a new Chapter 5.28, titled "Utility Joint Trench and Construction Requirements."

Lisa Ludovici, Director, Government Affairs – Charter Communications said Charter's network in Ripon delivers state-of-the-art broadband to residents and businesses throughout Ripon, provides educational tools to schools and library, and contributes a portion of revenue to the City in the form of franchise fees. In 2015 Charter paid \$80,000.00 in fees.

Ludovici said the prior local franchise Charter had in Ripon required the systems to be built underground which resulted in chronic service outages due to water damage, in particularly to amplifiers that serve 8-500 customers.

Ludovici said the new ordinance does not protect against future outages, nor does it support the quality of care for outages.

Ludovici shared a PowerPoint presentation outlining current issues and proposed changes to the new ordinance.

City Attorney Terpstra said this process has been ongoing for 8 months. There have been meetings, phone calls, and drafts that have gone back and forth between Ms. Ludovici and the Charter legal team.

Council Member Zuber said in the latest proposal provided by Charter there were 6 variances between Charter and the City of Ripon. Zuber read through each variance and stated he was comfortable with the ordinance and any concerns that Charter has can be mitigated within the ordinance.

MOTION: MOVED/SECONDED (ZUBER, WINCHELL) AND CARRIED BY A 5-0 TO APPROVE ORDINANCE NO. 845.

8. DISCUSSION ITEMS

NOTES:

A. DEVELOPMENT FEE SCHEDULE COMPARISON

Discussion

Goodwin Consulting provided a comparison of Ripon's development fees to a number of neighboring cities during a June 30, 2016 workshop. After reviewing the results of the survey, the City Council directed Goodwin Consulting to evaluate certain policy changes to Ripon's development fee program. Goodwin Consulting will review the results of these policy changes, for City Council's consideration.

Victor Irzyk from Goodwin Consulting Group said last month a workshop was held in regards to the AB1600 Fee Comparison and as a result of the survey Ripon was not the highest, but in the upper range. Irzyk presented a PowerPoint on the various recommended revisions to fees for Retail, Office, Warehouse, Manufacturing, and Light Industrial & Light Manufacturing and the new comparison of fees with surrounding cities in which Ripon is now 4th in comparison in a total of 7 surrounding cities.

Council addressed concerns with Office and Light Industrial fees and requested more background and comparison into how other cities charge their fees.

B. PROPOSED AUDIO-VISUAL UPGRADES TO CITY COUNCIL CHAMBERS

Discussion

Staff has explored possible upgrades to the audio-visual equipment currently being used in the council chambers. Mayor Parks, Councilmember Zuber, City Administrator Werner, Deputy City Clerk Raymond, and Information Technology Supervisor Brannon have toured the San Joaquin County Board of Supervisors chambers, which was recently retrofitted with upgraded audio-visual equipment. Staff will provide a recommendation of audio-visual upgrades, for City Council's consideration.

Information Systems Technician Brannon said at the request of Council he has been researching upgrades to the City Council Chambers audio-visual systems to resolve several continual problems.

Two biggest areas of concern are the touch screen voting system and the poor visual quality of presentations projected and displayed on the council dais.

Brannon said he along with a group of City Staff and Council members toured the San Joaquin Board of Supervisors chambers, which recently underwent an upgrade similar to our requests.

Brannon provided a detailed list of upgrades such as an Accela Digital Boardroom and Automated Agenda System, add/replace aging computers that support the meetings, replace touch panel displays, and install speaker-timer system for Council Chambers facilities with a one-time cost of \$9,580.00 and an annual fee of \$14,920.00.

Council Member Zuber asked if the surface devices will be used to operate the system or if laptops were included in the quote. Zuber said the Board of Supervisors had larger screens in order to see the agenda and operate the voting page.

Brannon said that is up to Council and he can acquire a quote for the laptops.

Zuber said with the improvements and the annual fee, staff may need to look at the fees being charged to other groups using the Chambers and adjust them to help support the ongoing costs of the improvements.

Council advised Brannon to move forward with the proposed audio-visual upgrades for Council Chambers.

8. DISCUSSION ITEMS, continued:

NOTES:

C. ALCOHOL ORDINANCE

Discussion

Council Member Zuber has requested an agenda item to discuss possible changes to Chapter 9.04 of the City's Municipal Code titled, "Alcoholic Beverages".

Council Member Zuber said over the years there has been a lot of conversation around town and at events in regards to this ordinance. Zuber said instead of hearing people talk about it, he wants to start the conversation.

Council Member Restuccia said the current ordinance controls where alcoholic beverages are consumed.

Vice Mayor Uecker said there is no reason why something can't be stipulated in the ordinance to allow for alcoholic beverages to be consumed at certain venues and events.

Mayor Parks said by adding something in the ordinance that allows for alcohol at events could help businesses.

Uecker suggested creating a committee to discuss the current ordinance and proposed changes with input from (2) Council Members, City Staff, Police Chief Ormonde, (1) Chamber of Commerce Member, (1) Community Member, and (1) Business owner.

Mayor Parks asked who would like to sit on the committee from the Council.

Uecker and Winchell will sit on the committee and report at the September meeting.

REPORTS

Department Heads: Police Chief Ormonde presented a PowerPoint on the 2016 Mid-Year Crime and Activity statistics for the last 8 years of activity comparing January through June. Total incidents are down over the past 5 years, overall down 3% from last year. UCR Part 1 Crimes have decreased compared to last year and larceny and general theft has increased, due to unlocked vehicles, shop lifting, or items being taken from property. Ormonde said Total Arrests are down from last year due to less activity at the river and more community response.

Ormonde thanked the community, City Staff, City Council, Fire and Police Departments, and everyone else who participated in National Night Out.

Ormonde said school is back in session tomorrow, so please drive safe.

Director of Public Works Johnston reported July water usage was down 29% compared to July 2013. Johnston said 158 warning door hangers were hung and 14 citations written.

Council Member Zuber requested a report in November on total water citations written, payments made, and outstanding payments for the year.

Engineering Supervisor Pease said two bids will be open at the end of the month for the 2016 Rubber Cape Seal project and Well 5 & 12 Rehabilitation project.

City Council: Council Member Restuccia said he had heard of issues before tonight with TPR Baseball and thought they had been addressed. Restuccia said he would like to see a report next month on TPR Baseball and the maintenance of the park and if they are or are not living up to their contract.

Council Member Zuber said this is the first year with the new fireworks ordinance in place and would like to see a report on how many violations were reported, cited, fines issued, and fines collected.

Zuber said he would like to have the Ripon Chamber of Commerce attend the September meeting and give a report on the 4th of July event.

There being no further business, the meeting was adjourned at 9:30 p.m.

(Signed) Jacob Parks
Mayor

ATTEST:

(Signed) Tricia Raymond
Deputy City Clerk

CONSENT CALENDAR

Income



STATE OF CALIFORNIA

DIRECT DEPOSIT NUMBER
99639247

1A

DIRECT DEPOSIT ADVICE

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

08 | 17 | 16

639247
CITY TREASURER
CITY OF RIPON
259 N WILMA AVE
RIPON CA
95366-3028

DOLLARS	CENTS
**252700	.00

NOT NEGOTIABLE

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

CURRENT ADVANCE	Jun 2016	252,700.00
PRIOR CREDITS		0.00
TOTAL PAYMENT		252,700.00

CONTROLLER OF CALIFORNIA, STATE OF CALIFORNIA

P O BOX 942850, SACRAMENTO, CA 94250-0001

REMITTANCE ADVICE

1A

CLAIM SCHEDULE NUMBER: 1600020A

PAYMENT ISSUE DATE: 08/30/2016

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: 2016

Collection Period: 07/24/2016 To 08/23/2016

Payment Calculations:

Population for all Cities	32,768,845
City Population	14,724
City Per Capita Amount for Section 2105	0.49849232
City Per Capita Amount for Section 2107	0.67709588
HUT 2107.5	\$0.00
HUT 2103	\$8,543.73
HUT 2105	\$7,339.80
HUT 2106	\$5,056.11
HUT 2107	\$9,969.56
Gross Claim	\$30,909.20
Net Claim / Payment Amount	\$30,909.20
YTD Amount:	\$55,450.89

For assistance, please call: Nathalie Ortiz at (916) 324-1875

8/24/2016

342

29

CCATT HOLDINGS LLC
2000 CORPORATE DRIVE
CANONSBURG PA 15317
724-416-2000

JPMorgan Chase Bank, N.A.
DALLAS TX
32-61/1110

231974

NINE HUNDRED NINETY NINE AND 53/100*****

DATE 09/01/16

\$*****999.53

Pay To The Order Of
CITY OF RIPON
259 W WILMA AVE
RIPON CA 95366

750570

*Real VP AND CONTROLLER
Denise Short, Asst Controller*

VOID AFTER 180 DAYS

⑈ 231974 ⑈ ⑆ 111000614 ⑆ 581929721 ⑈

Check No 231974

Check Date 09/01/16

Stub 1 of 1

Description

Tower Lease #387779	09/01/16	845975	999.53	999.53
			<u>999.53</u>	<u>999.53</u>



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

Check No. 0012725935

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

1C

Doc Date	Invoice Number / Description	Original Amount	Discount Amount	Amount Paid
07/01/2016	HaulFee Ripon BU 51 Jul16 *AT* ATTACH ALL BACKUP HAULFEE RIPON BU 51 JUL16	1,938.87	0.00	1,938.87
Vendor Number 0000386801	Name City of Ripon			
Check Number 0012725935	Date 08/29/2016	Total Amount \$1,938.87	Discounts Taken \$0.00	Total Paid Amount \$1,938.87

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 0012725935

70-2328 / 719



PAY EXACTLY

\$1,938.87***

VOID AFTER 90 DAYS

DATE: 08/29/2016

PAY EXACTLY

****ONE THOUSAND NINE HUNDRED THIRTY-EIGHT AND 87 / 100 DOLLAR****

Dyima Rankin

AUTHORIZED SIGNATURE

MP

AUTHORIZED SIGNATURE

MP

TO THE ORDER OF

CITY OF RIPON
259 N Wilma Ave
Ripon, CA 95366

31

⑈0012725935⑈ ⑆071923284⑆ 87654⑈03178⑈



GILTON SOLID WASTE MANAGEMENT, INC.

755 SOUTH YOSEMITE AVENUE
OAKDALE, CALIFORNIA 95361
209-527-3781

OAK VALLEY COMMUNITY BANK

1200 "I" STREET
MODESTO, CA 95354
90-4211-1211

1D

07-27-16

PAY TO THE ORDER OF CITY OF RIPON

\$***5,450.83*

****FIVE THOUSAND FOUR HUNDRED FIFTY & 83/100 DOLLARS

CITY OF RIPON
259 N WILMA AVENUE
RIPON, CA 95366

[Handwritten Signature]
AUTHORIZED SIGNATURE

[Handwritten Signature]

⑈002547⑈ ⑆121142119⑆ 001032615⑈

GILTON SOLID WASTE MANAGEMENT, INC.

VENDOR: CITY OF RIPON

ID: 438

CHECK# 2547
07-27-16

MEMO	DATE	INVOICE NO.	AMOUNT	DISCOUNT	NET AMOUNT
QE 063016	06-30-16	FF BIN/BOX	5450.83	.00	5450.83

TOTALS ** 5450.83 .00 5450.83

Security features. Details on back.





T-MOBILE USA, INC.
 12920 SE 38TH STREET
 BELLEVUE, WA 98006
 (425) 378-4000

3361257 1E
 7/25/2016
 2000038774

Invoice Number	Inv. Date	Description	Deductions	Voucher	Amount Paid
W426910377	7/20/2016	SC07837A CPI-Base Rent	0.00	1101552984	898.03

DO NOT ACCEPT THIS CHECK UNLESS THE FACE FADES FROM BLACK TO RED WITH LOGO IN BACKGROUND. THE BACK OF THIS DOCUMENT HAS HEAT-SENSITIVE INK THAT CHANGES FROM ORANGE TO YELLOW.



T-MOBILE USA, INC.
 12920 SE 38th Street
 Bellevue, WA 98006
 (425) 378-4000

The Bank of New York Mellon
 Pittsburgh, PA
 60-160/433

3361257
 7/25/2016
 VID 2000038774

PAY **\$898.03**
EIGHT NINE EIGHT DOLLARS AND 03 CENTS

***\$898.03**

Eight Hundred Ninety Eight Dollars And 03 Cents

To: **CITY OF RIPON**
 The Order Of: 259 N WILMA AVE
 RIPON, CA 95366

VOID AFTER 180 DAYS
 THIS CHECK CLEARS THROUGH POSITIVE PAY

David [Signature]

⑈0003361257⑈ ⑆04330160⑆ 013⑈8430⑈

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON THE BACK



T-MOBILE USA, INC.
 12920 SE 38TH STREET
 BELLEVUE, WA 98006
 (425) 378-4000

3376931 1E
 8/23/2016
 2000038774

Invoice Number	Inv. Date	Description	Deductions	Voucher	Amount Paid
W426910378	8/18/2016	SC07837A CPI-Base Rent	0.00	1101866871	898.03

DO NOT ACCEPT THIS CHECK UNLESS THE FACE FADES FROM BLACK TO RED WITH LOGO IN BACKGROUND. THE BACK OF THIS DOCUMENT HAS HEAT-SENSITIVE INK THAT CHANGES FROM ORANGE TO YELLOW.



T-MOBILE USA, INC.
 12920 SE 38th Street
 Bellevue, WA 98006
 (425) 378-4000

The Bank of New York Mellon
 Pittsburgh, PA
 60-160/433

3376931
 8/23/2016
 VID 2000038774

PAY **\$898.03**
EIGHT NINE EIGHT CTS CTS

***\$898.03**

Eight Hundred Ninety Eight Dollars And 03 Cents

To
 The
 Order
 Of
CITY OF RIPON
 259 N WILMA AVE
 RIPON, CA 95366

VOID AFTER 180 DAYS
 THIS CHECK CLEARS THROUGH POSITIVE PAY

David [Signature]



September 01, 2016

CA0861
 CITY OF RIPON
 City Administrator
 259 North Wilma Street
 Ripon, CA 95366

RE: Quarterly Franchise Fee Payment

Dear Sir or Madam:

This letter is a summary for the ACH payment of franchise fees covering the period from April 1, 2016 to June 30, 2016, for Charter Communications ("Charter"). This franchise fee computation has been prepared in accordance with the terms and conditions found in your cable television Franchise Agreement ("Agreement") with Charter. This payment specifically complies with the language found in the Franchise Agreement, whether the Agreement is based on a percentage, flat rate, or per sub payment, and includes all appropriate revenue sources required by the Agreement.

This payment was calculated as follows:

Franchise Fee Base	\$443,942.58
Franchise Fee (as defined in Agreement):	5%
Fee Adjustment (see detail)	<u>(\$242.86)</u>
Fee Due	<u>\$21,954.27</u>

Please contact your Government Relations representative or send an email directly to CharterFranchiseNotices@chartercom.com for any address updates or corrections.

Charter Communications is proud to serve your community and our customers with cable television service.

Please feel free to contact our office Corp_mm_franchise_fees@chartercom.com if any additional information is required.

Sincerely,

Steve Lottmann
 Divisional Controller

3874 - 00166704 - 24703

Enclosure

**ATTACHMENT CONTAINS TRADE SECRET INFORMATION AND IS CONFIDENTIAL & PROPRIETARY
 - NOT FOR PUBLIC DISCLOSURE**

Vendor Code: 00166704
FCC ID: CA0861
Frequency: Quarterly
Base Period: 12

24703 Central CA

3874/45 Ripon, CA, City of

Source FTA Code(s): 8203/1300/0090,8204/1000/0420,BRM/050777535

	201604	201605	201606	Total
BASIC CABLE SERVICE	40,288.01	40,402.15	40,405.64	121,095.80
INSTALLATION CHARGES	1,808.21	1,657.92	1,927.25	5,393.38
BULK REVENUE	2,383.91	2,310.54	2,353.48	7,047.93
EXPANDED BASIC SVC	34,560.35	34,760.30	34,662.26	103,982.91
PAY SERVICE	12,424.32	12,531.14	12,826.16	37,781.62
PAY PER VIEW	3,012.77	3,894.98	2,673.76	9,581.51
FRANCHISE FEE REV	7,341.79	7,321.34	7,342.79	22,005.92
ADVERTISING REVENUE	4,745.72	4,462.67	6,387.49	15,595.88
HOME SHOPPING REV	681.19	627.05	571.50	1,879.74
DIGITAL SERVICES	30,301.16	30,028.58	30,198.75	90,528.49
INSIDE WIRING	1,487.37	1,412.21	1,556.87	4,456.45
OTHER REVENUE	664.22	514.10	601.59	1,779.91
EQUIPMENT RENTAL	6,432.36	6,473.32	6,595.95	19,501.63
PROCESSING FEES	1,049.06	993.21	1,022.94	3,065.21
BAD DEBT	1,075.85	111.40	(941.05)	246.20
REVENUE	148,256.29	147,500.91	148,185.38	443,942.58
FEE CALCULATED	7,412.81	7,375.05	7,409.27	22,197.13
CPUC Credit			(242.86)	(242.86)
FEE	7,412.81	7,375.05	7,166.41	21,954.27

Fee Factor: 5%

CONSENT CALENDAR
Bills, Invoices, Payments

Bank of Stockton
Trust & Investment Group
P. O. Box 201014
Stockton, CA 95201-9014

2A

CITY OF RIPON

Account: 95-0001-01-6
Invoice: 5002453
Invoice Date: August 15, 2016
Page 1 of 10

**Account Officer: Beverly Klunk, VP/Senior Trust
Officer (209) 929-1505**

Invoiced Fee Summary

Balance From Previous Invoice	\$33,080.81
Payments Received	-33,669.25
Separately Invoiced Fees	588.44
Current Semi-Annual Fees	41,240.72
Fee Charged To Account	-5,073.73
Total Amount Due	\$36,166.99

Accounts Included on this Invoice

95-0001-0B-4	CITY OF RIPON FBO LISA ROOS
95-0001-0C-2	CITY OF RIPON FBO BRUCE L REEH
95-0001-0D-0	CITY OF RIPON FBO JOANNE BEUKELMAN
95-0001-0E-8	CITY OF RIPON FBO ANGELICA LOPEZ
95-0001-0F-5	CITY OF RIPON FBO JUSTO VALENCIA
95-0001-0G-3	CITY OF RIPON FBO CHYNA J. BRANSCUM
95-0001-01-6	CITY OF RIPON - MAIN ACCOUNT
95-0001-02-4	CITY OF RIPON FBO ROBINA STEPHENS

Detach and return portion below in the enclosed envelope.

Bank of Stockton Trust & Investments
P. O. Box 201014
Stockton CA 95201

Account: 95-0001-01-6 Invoice: 5002453
Invoice Date: August 15, 2016

Amount Due: \$36,166.99

Amount Paid:

PAYMENT DUE 30 DAYS FROM INVOICE DATE

Please remit payment to:

Bank of Stockton
Trust & Investment Group
P. O. Box 201014
Stockton, CA 95201-9014

City of Ripon
Attn: Lisa Roos
259 N. Wilma Avenue
Ripon CA 95366

CITY OF RIPON

Account: 95-0001-01-6
Invoice: 5002453
Invoice Date: August 15, 2016
Page 2 of 10

Accounts Included on this Invoice

95-0001-09-9	CITY OF RIPON FBO TED JOHNSTON
95-0001-10-7	CITY OF RIPON FBO NICOLLE KELLER
95-0001-11-5	CITY OF RIPON FBO DON MEEUWSE
95-0001-13-1	CITY OF RIPON FBO SARAH WEVER
95-0001-14-9	CITY OF RIPON FBO MICHAEL POOLE
95-0001-2B-2	CITY OF RIPON FBO CRISTINA MEDEIROS
95-0001-20-6	CITY OF RIPON FBO DENNIS SONKE
95-0001-23-0	CITY OF RIPON FBO A. VAN SLYKE
95-0001-25-5	CITY OF RIPON FBO VICTORIA MCGEE
95-0001-28-9	CITY OF RIPON FBO TODD HATCH
95-0001-3B-1	CITY OF RIPON FBO PATRICIA RAYMOND
95-0001-34-7	CITY OF RIPON FBO LINDA VAN TOL
95-0001-35-4	CITY OF RIPON FBO CURTIS COOK
95-0001-4B-0	CITY OF RIPON FBO ELIZABETH QUILICI
95-0001-40-4	CITY OF RIPON FBO JAKE LOOGMAN
95-0001-43-8	CITY OF RIPON FBO KYE STEVENS
95-0001-45-3	CITY OF RIPON FBO JOAQUIN MURRIETTA
95-0001-46-1	CITY OF RIPON FBO JAMES BODESON
95-0001-47-9	CITY OF RIPON FBO BARBARA SCHNEIDER
95-0001-49-5	CITY OF RIPON FBO RICHARD J. JONES
95-0001-53-7	CITY OF RIPON FBO KEN ZUIDERVAART
95-0001-54-5	CITY OF RIPON FBO CELESTE L. WILSON
95-0001-55-2	CITY OF RIPON FBO LOUIS B. ALVAREZ
95-0001-57-8	CITY OF RIPON FBO MITZI L. JOHNSTON
95-0001-58-6	CITY OF RIPON FBO CARLA RODRIGUEZ
95-0001-62-8	CITY OF RIPON FBO GEORGE VIEIRA
95-0001-63-6	CITY OF RIPON FBO EULOGIO GARZA, JR. NO FEE
95-0001-64-4	CITY OF RIPON FBO MICHAEL TEIXEIRA
95-0001-65-1	CITY OF RIPON FBO DANA CRUM
95-0001-67-7	CITY OF RIPON FBO SARAH HOLLANDER
95-0001-68-5	CITY OF RIPON FBO JOSEPH CORTES
95-0001-69-3	CITY OF RIPON FBO TIMOTHY JACKSON
95-0001-70-1	CITY OF RIPON FBO SHERELLE NOPPE
95-0001-71-9	CITY OF RIPON FBO LISA HUSMAN
95-0001-73-5	CITY OF RIPON FBO MONICA BEAUDETTE
95-0001-74-3	CITY OF RIPON FBO NORMA CABELLO
95-0001-75-0	CITY OF RIPON FBO ROBERT DELGADO, SR
95-0001-76-8	CITY OF RIPON FBO JON E. JOHNSON
95-0001-77-6	CITY OF RIPON FBO ANGEL MORENO
95-0001-78-4	CITY OF RIPON FBO JERRY PIERCE
95-0001-79-2	CITY OF RIPON FBO GAIL FRY
95-0001-80-0	CITY OF RIPON FBO JAMES BELL
95-0001-81-8	CITY OF RIPON FBO DOUG R. DOLLARHIDE
95-0001-84-2	CITY OF RIPON FBO ALBERT BRAGA, II

Bank of Stockton
Trust & Investment Group
P. O. Box 201014
Stockton, CA 95201-9014

2A

CITY OF RIPON

Account: 95-0001-01-6
Invoice: 5002453
Invoice Date: August 15, 2016
Page 3 of 10

Accounts Included on this Invoice

95-0001-85-9	CITY OF RIPON FBO JOSEPH G. DEBORBA
95-0001-86-7	CITY OF RIPON FBO EVELYN HARKOV
95-0001-87-5	CITY OF RIPON FBO DANIEL BRANNON
95-0001-88-3	CITY OF RIPON FBO CHRISTINA CARO
95-0001-89-1	CITY OF RIPON FBO FRANCIS BALDONADO
95-0001-90-9	CITY OF RIPON FBO MARIA FORKS
95-0001-91-7	CITY OF RIPON FBO CHAD PADILLA
95-0001-92-5	CITY OF RIPON FBO KEVIN WERNER
95-0001-93-3	CITY OF RIPON FBO BRANDON HINKSTON
95-0001-94-1	CITY OF RIPON FBO JAMES MORAD
95-0001-95-8	CITY OF RIPON FBO JAMES PEASE
95-0001-99-0	CITY OF RIPON FBO CYNTHIA HARDENBROOK

IMPORTANT PAYMENT INFORMATION

SHOULD YOU HAVE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT YOUR ADMINISTRATOR. FEES NOT PAID IN 30 DAYS WILL BE CHARGED TO THE ACCOUNT.

CITY OF RIPON

Account: 95-0001-01-6
 Invoice: 5002453
 Invoice Date: August 15, 2016
 Page 4 of 10

Current Semi-Annual Fees To 07/31/2016

Total Relationship Market Value: \$10,333,424.39

.70 OF 1% 0 MIN

Based on \$10,333,424.39 in value:

First	\$10,333,424.39	@	0.700 %	72,333.97
-------	-----------------	---	---------	-----------

Annual Total	\$72,333.97
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X	1/2
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\$36,166.99

1/4 OF 1% \$0 MIN

Based on \$4,058,981.71 in value:

First	\$4,058,981.71	@	0.250 %	10,147.45
-------	----------------	---	---------	-----------

Annual Total	\$10,147.45
--------------	-------------

X	1/2
---	-----

\$5,073.73

Total Current Period Fees

\$41,240.72

Amount Due for Current Period

\$36,166.99



City of Ripon
 Attn: Mr. Ken Zuidervaart
 259 North Wilma Avenue
 Ripon, CA 95366

INVOICE NO. 8617
 DATE 8/12/2016
 PROJECT NO. 2707
 CONTRACT/P.O.

PROJECT: City of Ripon
 DESCRIPTION: Impact Fee Program Update

DATE	CONSULTANT	DESCRIPTION	HOURS	RATE	AMOUNT
7/8/2016	VI	Worked on the park fee revision calculation; met with Kevin to coordinate on the fee analysis.	2	270.00	540.00
7/14/2016	VI	Reviewed facilities data and fee methodology for library and city hall. Conference call with city staff.	1.5	270.00	405.00
7/15/2016	VI	Ripon coordinated with Kevin on updating the fee comparison survey.	1	270.00	270.00
7/19/2016	VI	Reviewed the 2011 fee report to determine the future cost allocation methodology; ran analyses.	2	270.00	540.00
7/20/2016	VI	Met with Kevin to discuss cost allocation and fee comparison; call with city staff to discuss library and city hall fees.	2.5	270.00	675.00
7/21/2016	VI	Call with Elizabeth to coordinate on the fee analysis; met with Kevin to discuss updating the fee analysis for the 8/9 CC meeting.	1.5	270.00	405.00
7/22/2016	KA	Worked on Ripon Fee tables.	5.25	170.00	892.50
7/22/2016	VI	Worked on updating the fee analysis.	2	270.00	540.00
7/25/2016	VI	Reviewed the updated draft analysis and met with Kevin.	2.5	270.00	675.00
7/26/2016	KA	Worked on updating fee comparison tables.	3	170.00	510.00
7/26/2016	VI	Reviewed the updated draft analysis and fee comparison.	3	270.00	810.00
7/27/2016	KA	Prepared fee comparison presentation.	2	170.00	340.00
7/27/2016	KA	Continued to work on fee and fee comparison tables.	3.25	170.00	552.50
7/27/2016	VI	Made revisions to the fee comparison and updated the CC draft presentation; call with city staff to discuss the presentation.	5.5	270.00	1,485.00
7/29/2016	VI	Worked on revisions to the tables and presentation; call with City staff.	3	270.00	810.00
	VI KA	Victor Irzyk Kevin Au			

Total Current Charges \$9,450.00

Thank You for Your Prompt Payment
 Please Remit Payment to:
 GOODWIN CONSULTING GROUP, INC.

555 University Avenue, Suite 280 - Sacramento, Ca. 95825
 Ph. 916-561-0890 Fax 916-561-0891
 www.goodwinconsultinggroup.net



139 S. Stockton Avenue
 Ripon, California 95366
 209.599.8377

tami@jbandersonplanning.com

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

INVOICE

INVOICE NO. 080116W19
 DATE August 1, 2016

AMOUNT DUE: \$7,415.00

SB5

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
	May-16		Task 2	\$ 149.50
	Jun-16		Task 2	\$ 679.50
	Jul-16		Task 2	\$ 370.00
				Remaining Balance-Task 2
Public Review Draft General Plan Amendment		Task 3	Task 3 Contract Total	\$ 1,312.00
	Apr-16		Task 3	\$ 377.00
	Jul-16		Task 3	\$ 935.00
			Task 3	
			Task 3	
				Remaining Balance-Task 3
Public Hearings for GPA (PC and CC)		Task 4	Task 4 Contract Total	\$ 1,542.00
	Jul-16		Task 4	\$ 1,542.00
			Task 4	
			Task 4	
			Task 4	

PROJECT	BILLING DATE	TASK	DESCRIPTION	AMOUNT
			<i>Remaining Balance-Task 4</i>	\$ -
Zoning Text Amendment-Project Initiation		Task 5	Task 5 Contract Total	\$ 410.00
	Jul-16		Task 5	\$ 410.00
			Task 5	
			<i>Remaining Balance-Task 5</i>	\$ -
Admin Draft Zoning Text Amendment		Task 6	Task 6 Contract Total	\$ 1,794.00
	Jul-16		Task 6	\$ 1,794.00
			Task 6	
			Task 6	
			Task 6	
				<i>Remaining Balance-Task 6</i>
Public Review Draft Zoning Text Amendment		Task 7	Task 7 Contract Total	\$ 2,002.00
	Jul-16		Task 7	\$ 2,002.00
			Task 7	
			Task 7	
			Task 7	
			<i>Remaining Balance-Task 7</i>	\$ -
Public Hearings for Zoning Text Amendment (PC and CC)		Task 8	Task 8 Contract Total	\$ 1,262.00
	Jul-16		Task 8	\$ 362.00
			Task 8	
			<i>Remaining Balance-Task 8</i>	\$ 900.00
Administrative Expenses		Administrative Expenses	Administrative Expenses Contract Total	\$ 200.00
			Administrative Expenses	
			Administrative Expenses	
			<i>Administrative Expenses</i>	
			Remaining Balance-Administrative Expenses	\$ 200.00
Total Amount Due				\$ 7,415.00
Contract Balance After this Invoice				\$ 1,100.00

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



INVOICE

139 S. Stockton Avenue
 Ripon, California 95366
 209.599.8377

tami@jbandersonplanning.com

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

INVOICE NO. 080116SB5
DATE August 11, 2016

AMOUNT DUE: \$1,100.00

\$B5

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	
				<i>Remaining Balance-Task 1</i>
Administrative Draft General Plan Amendment		Task 2	Task 2 Contract Total	\$ 1,664.00
	Mar-16		Task 2	\$ 465.00
	May-16		Task 2	\$ 149.50
	Jun-16		Task 2	\$ 679.50
	Jul-16		Task 2	\$ 370.00
				<i>Remaining Balance-Task 2</i>
Public Review Draft General Plan Amendment		Task 3	Task 3 Contract Total	\$ 1,312.00
	Apr-16		Task 3	\$ 377.00
	Jul-16		Task 3	\$ 935.00
			Task 3	
			Task 3	
				<i>Remaining Balance-Task 3</i>
Public Hearings for GPA (PC and CC)		Task 4	Task 4 Contract Total	\$ 1,542.00
	Jul-16		Task 4	\$ 1,542.00
			Task 4	
			Task 4	
			Task 4	
				<i>Remaining Balance-Task 4</i>

PROJECT	BILLING DATE	TASK	DESCRIPTION	AMOUNT
Zoning Text Amendment-Project Initiation		Task 5	Task 5 Contract Total	\$ 410.00
	Jul-16		Task 5	\$ 410.00
			Task 5	
			Remaining Balance-Task 5	\$ -
Admin Draft Zoning Text Amendment		Task 6	Task 6 Contract Total	\$ 1,794.00
	Jul-16		Task 6	\$ 1,794.00
			Task 6	
			Task 6	
			Remaining Balance-Task 6	\$ -
Public Review Draft Zoning Text Amendment		Task 7	Task 7 Contract Total	\$ 2,002.00
	Jul-16		Task 7	\$ 2,002.00
			Task 7	
			Task 7	
			Remaining Balance-Task 7	\$ -
Public Hearings for Zoning Text Amendment (PC and CC)		Task 8	Task 8 Contract Total	\$ 1,262.00
	Jul-16		Task 8	\$ 362.00
	Aug-16		Task 8	\$ 900.00
			Remaining Balance-Task 8	\$ -
Administrative Expenses		Administrative Expenses	Administrative Expenses Contract Total	\$ 200.00
	Aug-16		Administrative Expenses	\$ 200.00
			Administrative Expenses	
			Administrative Expenses	
			Remaining Balance-Administrative Expenses	\$ -
Total Amount Due				\$ 1,100.00
Contract Balance After this Invoice				\$ -

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

PROJECT COMPLETE

LCW LIEBERT CASSIDY WHITMORE

A PROFESSIONAL LAW CORPORATION

6033 W. Century Boulevard
5th Floor
Los Angeles, CA 90045
310-981-2000
Fed. Tax I.D. #95-3658973

Invoice 1422462
May 31, 2016

City of Ripon
Tom Terpstra
City Attorney
259 N. Wilma Avenue
Ripon, CA 95366

Client/Matter No.: RI234-00001
Re: General

For Professional Services Rendered Through 5/31/2016

Billing Summary

Total Fees	<u>\$1,007.50</u>
Total Charges	<u><u>\$1,007.50</u></u>



CITY OF STOCKTON

COMMUNITY SERVICES DEPARTMENT
 STOCKTON-SAN JOAQUIN COUNTY PUBLIC LIBRARY
 605 N. El Dorado Street • Stockton, CA 95202-1907 • 209-937-8206
 www.stocktongov.com

INVOICE

Name **City of Ripon**
 Address **259 N Wilma Street**
 City **Ripon** CA Zip **95366**
 ATTN: **Mr. Kevin Werner, City Administrator**

Invoice No. **382738**
 Invoice Date: **7-26-16**
 PO No. _____
 Period of Service:
July 1, 2016 - June 30, 2017

Description	Price
Annual operating costs to provide 10 additional hours of Library service	\$22,220.00
per week	
TOTAL	\$22,220.00

Office Use

Revenue Account: **041-3544-339-41-03 CL2007**
 Customer Account: **80600/92839**
 Prepared by: **S Wren**

*Terms: Invoice is due and payable upon receipt.
 Mail remittance to City of Stockton, 605 N. ElDorado Street, Stockton CA 95202
 For questions regarding this invoice, please contact Susan Wren 209-937-8154*

Invoice

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

INVOICE DATE	INVOICE NUMBER
08/02/16	S1074622.001
ISSUING BRANCH: National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	PAGE NO. 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	V. Elizabeth	\$DG-N	Kathy Richards

WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	BW BEST-WAY	Net Due 30 Days	08/02/16	08/02/16

DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
LF170 2"x 17" BRZ METER BODY ONLY, NSF-61 LEAD FREE, W/ TP, (ELL) .105	1	1	512.000	512.00
<p>APPROVED FOR PAYMENT</p> <p>Approved By: <u>EQ</u></p> <p>Account Code: _____</p>				
<p>Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429</p>				
			Subtotal	512.00
			S&H CHGS	0.00
			Sales Tax	40.96
			Amount Due	552.96

Invoice is due by 09/01/16.

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

2F

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

INVOICE DATE	INVOICE NUMBER
08/18/16	S1075275.001
ISSUING BRANCH:	
National Meter & Automation-Ca 2250 Apollo Way Suite 300 SANTA ROSA CA 95407 707-575-0700 Fax 707-575-3786	
PAGE NO.	
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	V. Elizabeth	\$DG-N	Kathy Richards	
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Dan Gilliam	BW BEST-WAY	Net Due 30 Days	08/18/16	08/18/16
DESCRIPTION	ORDER QTY	SHIP QTY	Net Prc	Ext Prc
M120 HR-E 8-DIAL ENCODER, CF, 6' NICOR POTTED CABLE .8844	1	1	55.750	55.75
			Subtotal	55.75
			S&H CHGS	0.00
			Sales Tax	4.46
			Amount Due	60.21

APPROVED FOR PAYMENT

Approved By: EQ

Account Code: _____

Please remit to: National Meter & Automation, Inc. PO Box 5429 Greenwood Village, CO 80155-5429

Invoice is due by 09/17/16.

1 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. 1st due invoices may be subject to 1.50% late charge.

#900.7137-90000

50

PRICE PAIGE & COMPANY

Accountancy Corporation

677 Scott Avenue

Clovis, CA 93612

Phone: (559) 299-9540

Fax: (559) 299-2344

Email: ppc@ppcpas.com

Website: www.ppcpas.com

Lisa Roos
City of Ripon
259 N. Wilma Avenue
Ripon, CA 95366

Invoice: 10691
Invoice Date: 07/31/16
Due Date: Due upon receipt
Client ID: RIPON

For professional services rendered:

Work in progress on audit of the City's financial statements for the year ended June 30, 2016. 12,200.00

Invoice Total	<u>\$12,200.00</u>
Beginning Balance	\$5,410.00
Invoices	12,200.00
Receipts	(5,410.00)
Amount Due	<u>\$12,200.00</u>

428/31/16

Please make checks payable to Price Paige & Company and record your invoice number on the check. A Finance Charge of 1.33% per month will be assessed on all unpaid invoices over 60 days.

INVOICE

2H



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

Invoice Number: AR109735
Customer Number: C01524
Invoice Date: 07/31/16
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
07/31/16	Revenue Hours July 2016 JULY 2016	32.1	39.10	1,254.46
			TAX	0.00
			Total Due	1,254.46

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

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

Invoice Number: AR109735
Customer Number: C01524
Invoice Date: 07/31/16
Total Amount Due \$ 1,254.46

Total Payment \$ _____



INVOICE

Invoice Number 1085749
Invoice Date August 15, 2016
Customer Number 84626
Project Number 184030139

Bill To

City of Ripon
 Engineering Department
 259 N Wilma Avenue
 Ripon CA 95366
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States
 Federal Tax ID
 11-2167170

Project Description: RIPN03-002 - City of Ripon GW Monitoring Reporting **Q2 2016**

Stantec Project Manager: Butler, Thomas W
Stantec Office Location: Rocklin CA
Authorization No: Change Order No.8 (partial)
Authorization Date: September 11, 2015
Authorization Amount: \$11,000.00
Authorization Previously Billed: \$1,764.00 ✓
Authorization Billed to Date: \$3,626.00
Current Invoice Due: \$1,862.00
For Period Ending: August 5, 2016

Reporting Cycle: 2016
2016 Q1-Q4: Included in Change Order #8

Work completed this period involved production of the **second quarter** groundwater monitoring report.

APPROVED FOR PAYMENT
Approved By: SW
Account Code: _____

Due on Receipt

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

INVOICE

14762

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

August 25, 2016

File #: 1084-208; Matter: Charter
 Communications 2015

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
8/8/2016 THT Review and draft response to Charter Communications, follow up with client and discuss staff report and agenda item	1.00 275.00/hr	275.00
For professional services rendered	<u>1.00</u>	<u>\$275.00</u>
Balance due		<u><u>\$275.00</u></u>

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

INVOICE

14763

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

August 25, 2016

File #: 1084-003; Matter: General

Professional Services

			<u>Hrs/Rate</u>	<u>Amount</u>
7/26/2016	SLH	Review draft agenda.	0.20 240.00/hr	48.00
	RAR	Meet with resident re code enforcement issues; Telephone call with T. Johnston re same.	0.60 175.00/hr	105.00
	THT	Calls to and from developer regarding proposed assignment and assumption agreement, draft assignment agreement, discuss with client, discuss district and city objectives regarding cooperative agreement, call to cocounsel.	2.75 275.00/hr	756.25
7/27/2016	SLH	Review legal research regarding maintenance of trees in public rights of way and liability for damages.	0.30 240.00/hr	72.00
7/28/2016	RAR	Telephone call to resident re code enforcement violations and remedies.	0.20 175.00/hr	35.00
	THT	Calls to and from client regarding assignment of development agreement, calls to and from developer regarding same.	0.75 275.00/hr	206.25
7/29/2016	RAR	Telephone call to resident re code enforcement issues and remedies; Review file and municipal code re same.	0.40 175.00/hr	70.00
7/31/2016	MNB	Legal Research regarding special districts	0.40 175.00/hr	70.00
8/1/2016	RAR	Telephone calls with resident and with K. Werner re code enforcement and compliance issues.	0.80 175.00/hr	140.00
	THT	Work on memo to Council regarding joint trench ordinance, work on agenda items, discuss joint trench ordinance with client.	2.50 275.00/hr	687.50

Kevin Werner

Page 2

			<u>Hrs/Rate</u>	<u>Amount</u>
8/2/2016	RAR	Conference with K. Werner re resident violation issues.	0.20 175.00/hr	35.00
	MNB	Researched special district issue and discussed matter with THT.	1.00 175.00/hr	175.00
	THT	Calls to and from client regarding Charter response letter, further drafting of response.	1.25 275.00/hr	343.75
8/3/2016	THT	Numerous calls and emails re SGMA process and proposed agreements, review and discuss with client ; draft memo to client and letter to Charter re agenda item, emails following up on same.	3.50 275.00/hr	962.50
8/4/2016	THT	Further work on SGMA matter, discuss legal strategy with client; follow up on Charter with Kevin, discuss upcoming agenda items, calls to and from Deb Kollars, attorney for Escalon re joint strategy.	3.50 275.00/hr	962.50
8/8/2016	MNB	Phone call with J. Pease re: potential special district formation; legal research regarding special assessment district	1.10 175.00/hr	192.50
	MNB	Legal Research regarding SGMA and the utility of an MOA v. JPA for the creation of a GSA	1.90 175.00/hr	332.50
	SLH	Correspondence and conference regarding sick leave policy.	0.20 240.00/hr	48.00
	THT	Conference with client re SGMA process, SSJID MOA and related issues; review SGMA legislation and summaries; meet with M. Belair to outline issues with MOA and alternate approaches to GSA requirements, discuss with client	3.00 275.00/hr	825.00
8/9/2016	RAR	Meet with resident re code enforcement violations and remedies for hearing; Telephone call to K. Werner re same.	1.20 175.00/hr	210.00
	MNB	Reviewed GSA formation guide, reviewed MOA, compared MOA with standard form, drafted memo regarding MOA, discussed matter with TH; conducted legal research regarding GSA powers outline in SGMA	5.60 175.00/hr	980.00
	THT	Preparation for Council meeting; review emails and correspondence on Charter matter, meet with client prior to Council meeting, attend Council meeting	6.00 275.00/hr	1,650.00
8/10/2016	RAR	Hearing on code enforcement violations; Telephone call to L. Forks re same.	1.30 175.00/hr	227.50
	RAR	Conference with T. Terpstra re alcohol committee and code enforcement meetings; Email to council member re same.	0.20 175.00/hr	35.00
	SLH	Conference with Client regarding personnel matter. Legal research regarding the same. Draft memo.	0.80 240.00/hr	192.00

Kevin Werner

Page 3

			<u>Hrs/Rate</u>	<u>Amount</u>
8/10/2016	THT	Conference with client, office staff, recommendations on code enforcement meetings, calls to and from client, council members re TPR, Charter matter, review and revise memo on SGMA process and JPA option	3.25 275.00/hr	893.75
	RAR	Review alcohol ordinance; Legal research re same.	1.00 175.00/hr	175.00
8/11/2016	RAR	Legal research re alcohol ordinance requirements.	1.20 175.00/hr	210.00
	RAR	Review administrative enforcement procedures; Telephone call with and email to K. Werner re same.	0.70 175.00/hr	122.50
	RAR	Conference with T. Terpstra and S. Henderson re status of assignments.	0.20 175.00/hr	35.00
8/15/2016	SLH	Correspondence and conference with Client regarding employment matters.	0.30 240.00/hr	72.00
	RAR	Meet with Committee re alcohol ordinance revisions.	1.20 175.00/hr	210.00
	THT	Review state law re creation of GSA and powers of GSA, meet with client to discuss and develop strategy, follow up calls re same	2.75 275.00/hr	756.25
8/16/2016	RAR	Telephone call with K. Zuidervaart re code enforcement issues; Review municipal code re same.	0.40 175.00/hr	70.00
8/17/2016	RAR	Revise alcohol ordinance proposal; Research re same; Email to K. Werner re same.	1.00 175.00/hr	175.00
	RAR	Prepare for and attend code enforcement meeting.	1.80 175.00/hr	315.00
	THT	Conference with client, calls to and from Manteca City Attorney, work on revisions to MOA, review emails from client with suggested revisions, email re Council updates	3.00 275.00/hr	825.00
8/18/2016	RAR	Emails to and from K. Werner and E. Ormonde re revisions to alcohol ordinance proposal.	0.20 175.00/hr	35.00
8/19/2016	RAR	Telephone calls with K. Werner, L. Forks and resident re code enforcement compliance issues.	0.30 175.00/hr	52.50
8/22/2016	RAR	Conference with T. Terpstra re code enforcement issues and procedures; Telephone call to resident re compliance issues; Research re code enforcement procedures.	1.50 175.00/hr	262.50

Kevin Werner

Page 4

		<u>Hrs/Rate</u>	<u>Amount</u>
8/22/2016	THT Research and review Muni Code on code enforcement and administrative penalties, review and respond to emails, numerous calls to and from client, Council member to review pending case and related issues.	2.25 275.00/hr	618.75
8/23/2016	RAR Email from co-counsel re qui tam action.	0.20 175.00/hr	35.00
	RAR Telephone call with L. Forks re illegal home business code enforcement issue; Legal research re same and re procedures and appeal processes.	2.60 175.00/hr	455.00
8/24/2016	THT Review and work on revisions to MOA in light of legal requirements.	1.50 275.00/hr	412.50
	THT Calls, emails re pending cases with Ruppel and client, develop strategy for potential receiver in pending matter.	1.50 275.00/hr	412.50
8/25/2016	RAR Conference with T. Terpstra re rules of procedures for meetings and code enforcement proceedings and procedures; Research re same.	1.30 175.00/hr	227.50
	THT Review and revise MOA , Draft comments, contact with other city attorneys, review basin JPA.	3.50 275.00/hr	962.50
	THT Emails and calls to and from client regarding second unit dwelling issue.	0.50 275.00/hr	137.50
	For professional services rendered	<u>71.80</u>	<u>\$16,832.00</u>
	Previous balance		\$9,649.00
	Accounts receivable transactions		
8/15/2016	Payment - Thank You No. 54112		(<u>\$9,649.00</u>)
	Total payments and adjustments		(<u>\$9,649.00</u>)
	Balance due		<u><u>\$16,832.00</u></u>

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

INVOICE

14764

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

August 25, 2016

File #: 1084-210; Matter: Lowe
Agreement

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
7/27/2016	THT Further work on assignment and assumption agreement, multiple conversations with developer regarding irrigation District right-of-way, conveyance of same and related issues, emails to and from benchmark, client.	2.25 275.00/hr	618.75
8/15/2016	THT Work on assignment and assumption agreement, discuss with client, emails re same	1.50 275.00/hr	412.50
	For professional services rendered	<u>3.75</u>	<u>\$1,031.25</u>
	Previous balance		\$756.25
	Accounts receivable transactions		
2/16/2016	Payment - Thank You No. 52774		<u>(\$756.25)</u>
	Total payments and adjustments		<u>(\$756.25)</u>
	Balance due		<u><u>\$1,031.25</u></u>

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

INVOICE

14765

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

August 25, 2016

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

Professional Services

			<u>Hrs/Rate</u>	<u>Amount</u>
8/3/2016	RAR	Prepare for and attend hearing on inoperative vehicles and property maintenance issues.	2.50 175.00/hr	437.50
	RAR	Meet with A. Burgos re subpoena; Review subpoena and research re same.	2.40 175.00/hr	420.00
8/4/2016	RAR	Telephone calls with district attorney, defense attorney re subpoena of Officer for testimony on Merced County criminal action; Telephone call with E. Ormonde re same; Legal research re same.	1.40 175.00/hr	245.00
	SLH	Conference and correspondence regarding CCW permits.	0.20 240.00/hr	48.00
8/8/2016	RAR	Telephone calls to and from E. Ormonde re fireworks fines; Telephone calls and emails to and from Manteca Court re same; Review files re same; Email to C. Caro re same.	0.60 175.00/hr	105.00
	RAR	Telephone calls to and from J. Garcia and A. Burgos re Merced County subpoena.	0.30 175.00/hr	52.50
8/9/2016	RAR	Review Ripon Municipal Code re enforcement of fireworks violations; Telephone call with Manteca Court re fine structure; Email to E. Ormonde re same.	0.50 175.00/hr	87.50
8/11/2016	SLH	Conference with Client regarding personnel matters.	0.30 240.00/hr	72.00
8/17/2016	RAR	Attend hearing on fireworks violations; Telephone call with and email to E. Ormonde re same.	1.30 175.00/hr	227.50

Kevin Werner

Page 2

	<u>Hrs/Rate</u>	<u>Amount</u>
8/22/2016 RAR Emails to and from E. Ormonde re fireworks violations; Review code re same.	0.20 175.00/hr	35.00
8/23/2016 SLH Correspondence and legal research regarding revocation of business license.	0.80 240.00/hr	192.00
8/24/2016 RAR Prepare for and attend hearing on municipal code violations.	0.80 175.00/hr	140.00
For professional services rendered	<u>11.30</u>	<u>\$2,062.00</u>
Additional Charges :		
7/6/2016 FD To/Fr Manteca Court for Hearings.		8.05
7/13/2016 FD To/Fr Manteca Court for Hearings.		8.05
7/25/2016 FD To/Fr Manteca Court for Hearings.		8.05
8/3/2016 FD To/Fr Manteca Court for Hearings.		8.05
Total additional charges		<u>\$32.20</u>
Total amount of this bill		<u>\$2,094.20</u>
Previous balance		\$1,823.00
Accounts receivable transactions		
8/15/2016 Payment - Thank You No. 54112		<u>(\$1,823.00)</u>
Total payments and adjustments		<u>(\$1,823.00)</u>
Balance due		<u><u>\$2,094.20</u></u>



PROJECT: Water Meter Installation Project

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

INVOICE NO: 3694.11
 BILLING NO:
 DATE: 08/29/16

BILLING INFORMATION

ORIGINAL CONTRACT AMOUNT: \$1,931,962.00		PREVIOUS BILLED TO DATE: 1,894,689.00
APPROVED CONTRACT CHANGES: \$184,892.00		BILLING THIS INVOICE: <i>Telemetry</i> \$15,071.01 <i>Water Meter Installation</i> \$37,396.49
		5% RETENTION: <i>Telemetry</i> \$753.55 <i>Water Meter Installation</i> \$1,869.82
REVISED CONTRACT AMOUNT: \$2,116,854.00		NET BILLING THIS INVOICE: <i>Telemetry</i> \$14,317.46 <i>Water Meter Installation</i> \$35,526.67
		Total \$49,844.13

PROGRESS OF PROJECT

A total of 2,011 Meters were installed
 A total of 2767 Meters have been retrofitted for the Change Order
 Original Contract: 100% complete
 Change Order: 100% complete



INVOICE

902 Industrial Way
 Lodi, CA 95240-3106
 209-367-3701

Project Mgr: Troy Schiess

Project: CNG Expansion and Bus Shelter Project
 150 Doak Blvd
 Ripon, CA 95366

To: City of Ripon CA
 Attn: James Pease
 259 North Wilma Ave
 Ripon, CA 95366

REMIT TO:	
Invoice Number: T805651	
Terracon Consultants, Inc.	
PO Box 959673	
St Louis, MO 63195-9673	
Federal E.I.N.: 42-1249917	

Project Number:	NA161204
Billed to Date:	\$726.00
Invoice Date:	8/11/2016
Services Through:	8/06/2016

Date	Report	Description of Services	Quantity	Rate	Total
8/5/16	NA161204.0001	AC/Soil Inspector w/Nuclear Gauge	4.00	\$89.00	\$356.00
8/5/16	NA161204.0001	PM/PE Review/Admin Support	1.00	\$90.00	\$90.00
8/5/16	NA161204.0001	Trip Charge (ea)	1.00	\$45.00	\$45.00
8/5/16	NA161204.0002	4" mold AASHTO T99, T180, ASTM D698, D1557	1.00	\$235.00	\$235.00

Invoice Total \$726.00

J 9-1-16



INVOICE

902 Industrial Way
Lodi, CA 95240-3106
209-367-3701

Project Mgr: Garret Hubbart

Project: CNG Expansion and Bus Shelter Project
150 Doak Blvd
Ripon, CA 95366

To: City of Ripon CA
Attn: James Pease
259 North Wilma Ave
Ripon, CA 95366

REMIT TO:
Invoice Number: T814222
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: 42-1249917

Project Number:	NA165172
Contract Amount:	\$2,400.00
Billed to Date:	\$2,400.00
Invoice Date:	9/01/2016
For Period:	8/14/2016 to 8/20/2016

Description	Total
Geotechnical Services	
Bearing + Lateral Capacity Info	\$2,400.00
Subtotal	\$2,400.00
Invoice Total \$2,400.00	

TERMS: DUE UPON PRESENTATION OF INVOICE



WGR

Not Your Typical Consultant

INVOICE

2M

DATE	INVOICE NO.
8/18/2016	18133

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

SITE ADDRESS
259 N. Wilma Ave. Ripon, CA

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

SERVICED	DESCRIPTION	QTY	RATE	AMOUNT
6/14 7/6/2016	ST - City of Ripon/ Finalized the Pesticide Use Report review and spreadsheet documentation for the PEAIIP evaluation.	2	105.00	210.00
6/16 7/26/2016	ST - City of Ripon/ Created effectiveness assessment worksheet for Annual Report question #94.	0.5	105.00	52.50
6/16 7/28/2016	ST - City of Ripon/ Annual Report conference call.	0.5	105.00	52.50
Total				\$315.00

J 9-1-16



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: James Pease
259 N. Wilma Ave
Ripon, CA 95366

Invoice 446
Date 6/9/2016
Client ID: 8.2713

Contract: 8558.003
Ripon Wells 5 & 12 Assessments

For Services Provided Through May 31, 2016

02.01.42 Work Plans & Bidding Svcs T&M

Labor

<u>Staff Type</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Associate Engineer III	3.50	180.00	630.00
Geologist III	10.50	150.00	1,575.00
Geologist I	4.50	130.00	585.00
Labor subtotal	18.50		2,790.00

Invoice Total	2,790.00
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Contract Summary

Contract Amount	55,000.00
Invoiced to date	44,811.08
Fee remaining	10,188.92

JF 9-1-16



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: James Pease
259 N. Wilma Ave
Ripon, CA 95366

Invoice 445
Date 6/9/2016
Client ID: 8.2713

Contract: 8558.002
Ripon Well Site Assessmnt/Dsgn *Well #19*

For Services Provided Through May 31, 2016

01.01.42 Data Rvw/Tst Hole/MWs T&M

Labor

<u>Staff Type</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Engineer II	0.50	140.00	70.00
Geologist I	2.00	130.00	260.00
Labor subtotal			330.00

02.01.42 Public Outreach/MW Dest T&M

Labor

<u>Staff Type</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Principal Geologist II	3.00	230.00	690.00
Geologist III	19.50	150.00	2,925.00
Geologist I	12.50	130.00	1,625.00
Labor subtotal			5,240.00

90.01.90 Reimbursables T&M

Reimbursable

<u>Activity</u>	<u>Amount</u>
Mileage	70.20
Reimbursable subtotal	70.20

Invoice Total	5,640.20
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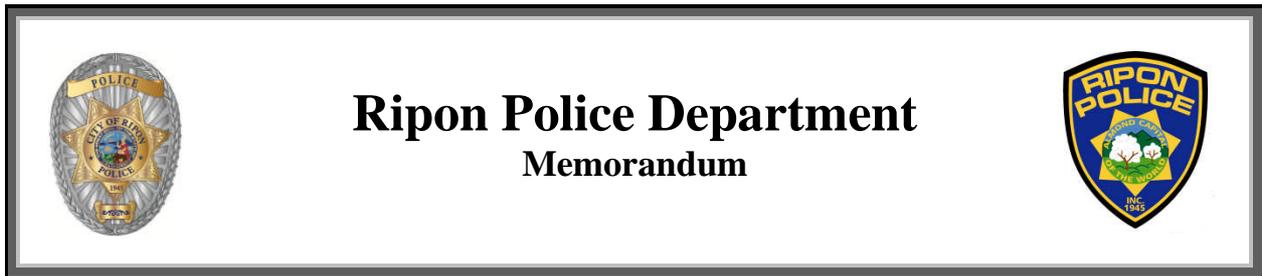
Contract Summary

Contract Amount	144,500.00
Invoiced to date	143,854.51
Fee remaining	645.49

Terms: Net 30

JP 9-1-16
Page 1 of 1

CONSENT CALENDAR
Resolutions



TO: Honorable Ripon City Council

FROM: Edward Ormonde, Chief of Police

DATE: August 31, 2016

SUBJECT: South Manley Road 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 in the 400 block of S. Manley Road requested a secondary vote for a Residential Parking Permit in the 400 block of S. Manley Road only. The vote received 11 yes votes, 1 no votes, 2 yes votes returned after deadline, and 4 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 the 400 block of S. Manley Road as The South Manley Road Residential Parking Permit Area.

Respectfully,

Edward Ormonde

Edward Ormonde
Chief of Police

RESOLUTION NO. 16-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF RIPON SETTING THE SOUTH MANLEY ROAD RESIDENTIAL PARKING PERMIT
PROGRAM AREA

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

WHEREAS, Eighteen Residential Parking Permit Program ballots were mailed to the addresses associated with the 400 block of South Manley Road, with 11 returned in favor of the Residential Parking Permit Program, with 1 returned in opposition of the Residential Parking Permit Program, 2 returned post deadline, and with 4 ballots not returned: and

WHEREAS, the South Manley Road Residential Parking Permit Program Area will be defined as the 400 block of South Manley Road, from McBrian Drive to Reynolds Avenue, encompassing both the east and west side of the 400 block of South Manley Road; and

WHEREAS, the South Manley Road Residential Parking Permit Program 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. 16-17 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 South Manley Road Residential Parking Permit Program Area.

IT IS FURTHER RESOLVED that the South Manley Road Residential Parking Permit Program 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 ____ day of _____, 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

CONSENT CALENDAR
Miscellaneous Items

AN ORDINANCE AMENDING THE RIPON MUNICIPAL CODE TITLE 8 AND TITLE 16 TO ADDRESS THE REQUIREMENTS OF CALIFORNIA SENATE BILL 5 (2007) AND ASSOCIATED LEGISLATION RELATED TO PROVISION OF 200-YEAR FLOOD PROTECTION TO CALIFORNIA URBAN AREAS

WHEREAS, the City of Ripon amended the Ripon General Plan to address requirements of California Senate Bill 5 (2009) and associated legislation to provision of 200-year flood protection to California urban areas August 2016; and

WHEREAS, the proposed ordinance amendment implements the requirements of Senate Bill 5 and the City of Ripon General Plan related to 200-year flood protection; and

WHEREAS, the City Council reviewed and considered, pursuant to the California Environmental Quality Act (CEQA), the proposed ordinance amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(3)(b), general rule that CEQA applies only to projects that have the potential for causing significant environmental effects.

WHEREAS, the City Council heard testimony at the public hearing of the City Council, closed the public hearing, and considered said testimony.

NOW THEREFORE, the City Council of the City of Ripon docs ordain as follows:

SECTION 1. After a public hearing held on August 9, 2016 at the City Council Chambers located at 259 Wilma Avenue, Ripon, California, this Council finds and determines as follows:

1. The proposed ordinance amendment will not be detrimental to the public health, safety or welfare because the ordinance would require State-mandated findings related to new development within Flood Hazard Zones.
2. The proposed ordinance will result in the protection of all land use types, including but not limited to residential, commercial, industrial and public/semi-public uses from 200-year frequency flooding.

SECTION 2. Chapter 8.01: Flood Damage Prevention, Section 8.01.020: Definitions of Title 8: Health and Safety of the Ripon Municipal Code shall be amended to include the definition of "flood hazard zone" as follows:

8.01.020 Definitions.

"Flood hazard zone" means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official Flood Insurance Rate Map issued by the Federal Emergency Management Agency. The identification of flood hazard zones does not imply that areas outside the flood hazard zones, or uses permitted within flood hazard zones, will be free from flooding or flood damage.

SECTION 3. Chapter 8.01: Flood Damage Prevention, Section 8.01.063: Development in Flood Hazard Zone of Title 8: Public Safety shall be added to read as follows:

8.01.063 Development in Flood Hazard Zone

A. Development of land, including but not limited to development agreement, tentative subdivision maps, parcel maps, discretionary approvals and ministerial approvals for residential units, shall not be approved until any applicable findings required in Chapter 16.10: 200-year flood protection have been made.

SECTION 4. Chapter 16.96: Major Subdivisions, Section 16.96.080: Subdivisions in Flood Hazard Zones – Required Findings of Title 16: Development Title shall be added to read as follows:

16.96.080 Subdivisions in Flood Hazard Zones – Required Findings

Subdivisions located in Flood Hazard Zones as defined in Chapter 8.01 shall not be approved until the applicable findings required in Chapter 16.10 have been made.

SECTION 5. Chapter 16.100: Minor Subdivisions, Section 16.100.080: Subdivisions in Flood Hazard Zones – Required Findings of Title 16: Development Title shall be added to read as follows:

16.100.070 Subdivisions in Flood Hazard Zones – Required Findings

Subdivisions located in Flood Hazard Zones as defined in Chapter 8.01 shall not be approved until the applicable findings required in Chapter 16.10 have been made.

SECTION 6. Chapter 16.10: 200-Year Flood Protection of Title 16: Development Title shall be added to read as follows:

Chapter 16.10

200-YEAR FLOOD PROTECTION

Sections

16.10.010 Intent

16.10.020 Definitions

16.10.030 200-Year Flood Protection Requirements for New Development

16.10.010 Intent

This section implements the requirements of Senate Bill 5 (2007) and related legislation that prohibits approval of urban development in urban and urbanizing areas that are exposed to 200-year flooding risk unless certain findings are made. These requirements are established in the California Government Code Sections 65865.5, 65962 and 66474.5, as amended.

16.10.020 Definitions

“200-year frequency flooding” means the level of flooding that has a 1-in-200 chance of occurring in any given year using criteria with, or developed by, the California Department of

Water Resources.

“200-year floodplain map” means a map approved by the City Engineer for urban and urbanizing areas that depicts geographic areas that may be exposed to 200-year frequency flooding, and, if available, the depth of flooding during a 200-year flooding event.

“Adequate progress” is defined in California Government Code Section 65007.

“New development” is defined as:

1. A development agreement, or
2. A tentative subdivision map, or a parcel map for which a tentative map was not required,
- or 3. A discretionary permit or other discretionary entitlement that would result in the construction of a new building or construction that would result in an increase in allowed occupancy for an existing building, or
4. A ministerial permit that would result in the construction of a new residence.

“Flood hazard zone” means an area subject to flooding as delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency (FEMA), as also defined in Chapter 8.01.

“Urban areas and urbanizing areas” an urban area is a developed area in which there are 10,000 residents or more (California Government Code Section 65007(l)). An urbanizing area is a developed area or an area outside a developed area that is planned or anticipated to have 10,000 residents or more within the next 10 years (California Government Code Section 65007(m)).

“Urban level of flood protection (ULOP)” means the level of protection that is necessary to withstand 200-year frequency flooding. ULOP shall not mean shallow flooding or flooding from local drainage that meets the criteria for the national Federal Emergency Management Agency standard of flood protection (Government Code Section 65007).

16.10.030 200-Year Flood Protection Requirements for New Development

After July 2, 2016, unless that date is amended by the State Legislature, new development shall not be approved where 200-year flooding, as shown on a 200-year map, will exceed 3 feet in depth, or in a flood hazard zones where 200-year floodplain maps have not been approved by the City Engineer, unless the approval authority determines based on substantial evidence in the record that:

A. The facilities of the State Plan of Flood Control or other flood management facilities protect the new development site to the Urban Level of Flood Protection in urban an urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in non-urbanizing areas; or

B. Conditions imposed on the new development will protect the property to the Urban Level of Flood Protection in urban and urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in non-urbanizing areas; or

C. The local flood management agency has made adequate progress on the construction of a flood protection system that will result in flood protection equal to or greater than the Urban Level of Flood Protection in urban and urbanizing areas, or the national Federal Emergency Management Agency standard of flood protection in non-urbanizing areas.

D. The new development site located in an undetermined risk area has met the Urban Level of Flood Protection based on substantial evidence in the record.

SECTION 7. 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 8. PUBLICATION. At least two (2) days prior to its final adoption, copies of this ordinance shall be posted in at least three (3) prominent and distinct locations in the City; 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.

On a motion by Councilmember _____, seconded by Councilmember _____, 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 13th day of September, 2016, by the following vote, TO WIT:

- AYES:
- NOES:
- ABSENT:
- ABSTAINING:

THE CITY OF RIPON
A Municipal Corporation

By: _____
JACOB PARKS, Mayor

ATTEST:

LISA ROOS, City Clerk

**CITY OF RIPON
DEPARTMENT OF PLANNING**

**PROJECT ENVIRONMENTAL REVIEW
COVER SHEET**

Project Title: Minor Site Plan Permit (SR16-02)

APN: 245-340-13, 245-340-35 and 245-340-16

Project Developer: City of Ripon - Engineering Department
259 N. Wilma Avenue
Ripon, CA 95366

Project Agent: James Pease – Engineering Supervisor

Project Description: A request to construct intersection improvements at the intersection of River Road and Fulton Avenue and to widen a portion of River Road with associated improvements.

A. PROJECT INFORMATION

Site Description: Flat, rectangular shaped parcels currently containing Almond Orchards

Character of Surrounding Area: Developed and undeveloped property which includes a City sports park, a City well site, an elementary school site and existing almond orchards.

B. GENERAL CONSIDERATIONS

➤ Does the project conform to General Plan proposals Including the various adopted elements? (Land Use, Circulation, Housing, Open Space and Conservation, Noise, Community Safety and Seismic). (See appropriate impact sections for application of specific elements.) (Yes) Maybe No

General Plan Designation: MS (Municipal Service), P (Park) and MD (Medium Density Residential)

➤ Does the project conform to existing (or proposed) Zoning classification? (Yes) Maybe No

Classification: PS (Public - Semipublic) and R3 (Limited Multiple Family Residential)

➤ Does it appear that any feature of the project, including Aesthetics, will generate significant public concern? Yes Maybe (No)

Nature of Concern: None Identified

➤ Will the project require approval or permits by other Agencies? Yes Maybe (No)

Other Agency: None Identified

➤ Could this project set a precedent for growth not Anticipated by the General Plan?

Yes Maybe No

Discussion: Not a residential project

C. Date: 8-4-16

Prepared By: 

**APPENDIX A
PRELIMINARY ENVIRONMENTAL REVIEW**

This checklist was used to identify physical, biological, social and economic factors which might be affected by the proposed project. Based upon the findings of preliminary investigations, a "YES" response indicated those factors that are anticipated to require further study to determine if the project will affect a particular item. A "NO" answer in the first column indicates items anticipated to be of no significant impact, although some would be studied further before final determination is made. Where there is a need for clarifying discussion, an asterisk is shown next to the answer. The discussion is in the section following the checklist.

	YES or NO	If YES, is it significant? YES or NO
PHYSICAL: Will the proposal either directly or indirectly:		
1. Appreciably change the topography or ground surface relief feature?	NO	
2. Destroy, cover, or modify any unique geologic or physical feature?	NO	
3. Result in unstable earth surfaces or increase the exposure of people or property to geological or seismic hazards?	NO	
4. Result in or be affected by soil erosion or siltation (whether by water or wind)?	NO	
5. Result in the increased use of fuel or energy in large amounts or in a wasteful manner?	NO	
6. Result in an increase in the rate of use of any natural resource?	NO	
7. Result in the substantial depletion of any nonrenewable resource?	NO	
8. Violate any published Federal, State, or local standards pertaining to hazardous and solid waste?	NO	
9. Modify the channel of river or stream or the bed of the ocean or any bay, inlet, or lake?	NO	
10. Encroach upon a floodplain or result in or be affected by floodwaters or tidal waves?	NO	
11. Adversely affect the quantity or quality of surface water, groundwater, or public supply water supply?	NO	
12. Result in the use of water in large amounts or in a wasteful manner?	NO	
13. Affect wetlands or riparian vegetation?	NO	
14. Result in changes in air movement, moisture, or temperature, or any climatic conditions?	NO	
15. Result in an increase in air pollutant emissions, adverse effects on or deterioration of ambient air quality?	NO	
16. Result in the creation of objectionable odors?	NO	
17. Result in an increase in noise levels or vibration for adjoining areas?	NO	
18. Produce new light or glare?	NO	

	YES or NO	If YES, is it significant ? YES or NO
BIOLOGICAL. Will the proposal result in (either directly or indirectly):		
19. Change in the diversity of species or number of any species of plant (including trees, shrubs, grass, microflora, and aquatic plants)?	NO	
20. Reduction of the number of or encroachment upon the critical habitat of any unique, threatened or endangered species of plants?	NO	
21. Introduction of new species of plants into an area, or result in a barrier to the normal replenishment of existing plants?	NO	
22. Reduction in acreage of any agricultural crop, or affect prime, unique, or other farmland?	NO	
23. Removal or deterioration of existing fish or wildlife habitat?	NO	
24. Change in the diversity of species, or numbers of any species of animals (birds, land animals, including reptiles, fish, and shellfish, benthic organisms, insects, or microfauna)?	NO	
25. Reduction of the numbers of or encroachment upon the critical habitat of any unique, threatened or endangered species of animals?	NO	
26. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	NO	

SOCIAL AND ECONOMIC. Will the proposal directly or indirectly:		
27. Interfere with orderly planned development?	NO	
28. Be inconsistent with any elements of adopted community plans, policies or goals?	NO	
29. Affect the location, distribution, density, or growth rate of the human population of an area?	NO	
30. Affect existing housing, require the acquisition of residential improvements, or the displacement of people, or create a demand for additional housing?	NO	
31. Affect employment, industry or commerce, or require the displacement of businesses or farms?	NO	

	YES or NO	If YES, is it significant ? YES or NO
32. Affect public utilities, or police, fire, emergency, or other public services?	No	
33. Impact on existing transportation systems or alter present patterns of circulation or movement of people and/or goods?	No	
34. Generate additional traffic?	NO	
35. Affect or be affected by existing parking facilities or result in demand for new parking?	No	
36. Involve a risk of an explosion or the release of hazardous substances in the event of an accident, or otherwise adversely affect overall safety?	NO	
37. Affect an archeological or historic site, structure, object, or building?	NO	
38. Affect any scenic resources or result in the obstruction of any scenic vista or view open to the public, or creation of an aesthetically offensive site open to public view?	No	
39. Result in impacts associated with construction activities (e.g., noise, dust, temporary drainage, traffic detours, and temporary access, etc.)?	No	
40. Result in the use of any publicly-owned land from a park, recreation area, or wildlife and waterfowl refuge?	No	

MANDATORY FINDINGS OF SIGNIFICANCE		
41. Does this project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant, or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	No	
42. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure will into the future.)	No	
43. Does the project have environmental effects which are individually limited, but cumulatively considerable? Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. It include the effects of other projects which interact with this project, an together, are considerable.	No	
44. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly	NO	

**APPENDIX B
DETERMINATION**

On the basis of this Initial Study, the Environmental Review Officer has determined that:

- The proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

- The proposed project could have a significant effect on the environment, however, there will not be a significant effect in this case because the mitigation measures described have been included in the project and a **MITIGATED NEGATIVE DECLARATION** will be prepared.

- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Date: 8-4-16


Prepared by:

PEA. 16-02

DATE: August 4, 2016

RESPONSIBLE AGENCY/SECTION (Lead Agency)

City of Ripon / Planning Department
259 N. Wilma Avenue
Ripon, California 95366

PERSON / ADDRESS: City of Ripon - Engineering Department
259 N. Wilma Avenue
Ripon, CA 95366

CONTACT PERSON / PHONE: James Pease / (209) 599-2108

LOCATION (General): Intersection of River Road and Fulton Avenue, Ripon, CA 95366

ADDRESS: 875 W. River Road, 811 W. River Road and 1652 N. Jack Tone Road

APN: 245-340-13, 245-340-35 and 245-340-16

PROJECT TITLE: Minor Site Plan Permit (SR16-02)

DESCRIPTION OF PROJECT: A request to construct intersection improvements at the intersection of River Road and Fulton Avenue and to widen a portion of River Road with associated improvements.

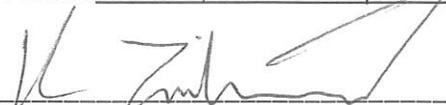
On August 4, 2016 the City of Ripon Environmental Review Officer determined that said project will not have a significant effect on the environment for the following reasons:

- a. It is not in conflict with environmental plans and goals that have been adopted by the community.
- b. It will not have a significant aesthetic effect.
- c. It does not affect a rare or endangered species of animal, plant, or habitat of such species.
- d. It does not interfere with the movement of any resident, migratory fish, or wildlife species.
- e. It does not breach any published national, state, or local standards relating to solid waste.
- f. It will not result in a significant effect on air or water quality, or on ambient noise levels for adjoining areas.
- g. It does not involve the possibility of contaminating a public water supply system, or adversely effect ground water.
- h. It could not cause substantial flooding, erosion, or siltation.
- i. It is not in an area subject to major geologic hazards.

AS A RESULT THEREOF, THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT PURSUANT TO THE ENVIRONMENTAL QUALITY ACT OF 1970 IS NOT REQUIRED.

A copy of the substantiating materials is on file at the Lead Agency.

REVIEW PERIOD: March 7, 2016 thru April 11, 2016

Signed: 
Ken Zuidervaart, Director
Planning and Economic Development

**THIRD AMENDMENT
TO AN INTERAGENCY AGREEMENT BETWEEN THE CITY OF RIPON AND SAN JOAQUIN
REGIONAL TRANSIT DISTRICT FOR OPERATION ASSISTANCE OF RIPON'S TRANSIT
SERVICES**

Contract No. 2012-022-S

This Third Amendment to the Interagency Agreement, hereinafter referred to as "the Agreement," is made and entered into at Stockton, California, as of the 22nd day of August 2016, between SAN JOAQUIN REGIONAL TRANSIT DISTRICT, a public transit district, hereinafter referred to as "RTD," and the CITY OF RIPON, a municipal corporation, hereinafter referred to as "CITY."

WHEREAS, RTD and CITY entered into an Agreement on November 20, 2012, for RTD to provide operation assistance of Ripon's transit services; and,

WHEREAS, RTD and CITY entered into a First Amendment on April 27, 2015, to extend the term of the Contract and adjust the hourly rate; and,

WHEREAS, RTD and CITY entered into a Second Amendment on June 6, 2016, to extend the term of the Contract; and,

WHEREAS, the parties now agree that a Third Amendment is advisable, to reduce the hourly rate for fiscal year 2017.

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties hereto as follows:

1. That Exhibit A, Article 3.1 is hereby amended to read as follows:

"3.1 The total compensation, including reimbursable costs and expenses, to be paid by CITY to RTD under this Agreement shall not exceed \$154,482.00 through June 30, 2017."

2. That Exhibit A, Article 3.2.A is hereby amended to read as follows:

"A. The rate to provide Transportation Services is \$50.00 per revenue hour through June 30, 2014. The rate to provide Transportation Services, retroactively per the attached Amendment 1 – Exhibit A, dated May 29, 2014, is \$55.08 through June 30, 2015. The rate to provide Transportation Services from July 1, 2015 through June 30, 2016 is \$55.08. The rate to provide Transportation Services from July 1, 2016 through June 30, 2017 is \$39.10. RTD has the right to renegotiate the rate with CITY if the revenue hours change by 10%."

3. That except as herein specifically amended, all other terms and conditions of the Interagency Agreement between the City of Ripon and San Joaquin Regional Transit District for Operation Assistance of Ripon's Transit Services, Agreement No. 2012-022-S, dated November 20, 2012, shall remain unchanged, and the same are hereby ratified and approved as amended.

SIGNATURES APPEAR ON THE NEXT PAGE

Executed at Stockton, California, on the date and year first above written.

RTD:

CITY:

Date Executed: _____

Date Executed: _____

SAN JOAQUIN REGIONAL TRANSIT DISTRICT

CITY OF RIPON

By: _____

DONNA DeMARTINO
Chief Operating Officer

By: _____

JAKE PARKS
Mayor

Address, Telephone, and Fax Numbers:

421 East Weber Avenue, 2nd Floor
P.O. Box 201010
Stockton, California 95201
Telephone: (209) 948-0645
Fax: (209) 948-3366

Address, Telephone, and Fax Numbers:

259 N. Wilma Avenue
Ripon, California 95366
Telephone: (209) 599-2108
Fax: (209) 599-2685

APPROVED:



SHARON MILLER
Director of Procurement

ATTEST:

LISA ROOS
City Clerk

APPROVED AS TO FORM:



AL WARREN HOSLETT
Attorney for RTD

APPROVED AS TO FORM:

TOM TERPSTRA
City Attorney



Crown Castle
4301 Hacienda Drive, Suite 410
Pleasanton, CA 94588

July 26, 2016

VIA: Email
kwerner@cityofripon.org

City of Ripon
Mr. Ken Werner, City Administrator
259 N. Wilma Avenue
Ripon, CA 95366

**Re: 845975 Ripon
Site Lease Agreement "Lease", dated May 16, 1995
Consent for Subleasing**

Dear Mr. Werner:

Pursuant to an agreement between NCWPCS MPL 26 – Year Sites Tower Holdings LLC ("AT&T") and CCATT LLC ("CCATT"), CCATT subleases and operates the tower site that is subject to the Lease on behalf of AT&T. CCATT is a Crown Castle company. CCATT and its affiliates and subsidiaries own, manage and operate shared wireless communication facilities.

In order to better serve the public and minimize the amount of towers in an area where this property is located, AT&T plans to sublease space on the tower and within the AT&T premises to Verizon Wireless. The sublease will not alter the character or use of the site nor will it change the nature of AT&T's occupancy of the site as lessee.

AT&T has authorized CCATT to contact you and request consent to the subletting of ground and tower space. Pursuant to Paragraph 13 of the Lease, AT&T is required to obtain your consent which consent shall not be unreasonable withheld. Therefore, CCATT, on behalf of AT&T, respectfully requests your consent to this sublease. As used in this letter, the term "sublease" may include any arrangement by which a third party can install and operate its equipment on the property subject to the Lease.

Please indicate your consent by executing this letter where indicated below and return to me as soon as possible.

Thank you for your continued cooperation with AT&T and CCATT. If you have any questions concerning this request, I can be reached at 925-698-9453 or by email at candi.conger@crowncastle.com

Sincerely,

Candice Conger
Real Estate Specialist

Agreed and accepted this ___ day of _____, 20__

(Lessor's signature)

Property Owner Letter of Authorization

City of Ripon
Planning & Building Department
259 N. Wilma Avenue
Ripon, CA 95366

Re: Zoning/Building Permit Authorization

I hereby represent I am the legal owner of the property referenced below, and I hereby give authorization to Verizon Wireless and/or its Agents, to act as our Agent in the processing and obtaining approval for Building and/or Zoning permits through the City of Ripon for the construction of their facility located at the existing wireless communications site described as:

Site Name: Ripon
Site Number: 845975
Site Address: 1214 South Acacia Avenue
Ripon, CA 95366
APN: 259-330-13

Property Owner:

Signature

Date

Print Name & Title

July 21, 2016

Mr. Kevin Werner
259 N. Wilma Avenue
Ripon, CA 95366

Subject: Proposal to Perform Water, Wastewater and Garbage Utilities Revenue and Rate Evaluations for the City of Ripon

Dear Mr. Werner:

Municipal Financial Services is pleased to submit this proposal to perform Water, Wastewater and Garbage Utilities Revenue and Rate Evaluations for the City of Ripon. This proposal documents our scope of work, estimated time to complete the project and hourly rates.

Background

The City has enterprise funds and departments for three operations: Water – Fund 110; Department 7100; Garbage – Fund 120, Department 7200; and Wastewater (Ripon Municipal Sewer District No. 1) – Fund 130; Department 7300.

Objective

The objective of this work is to perform a separate study for each enterprise fund that does the following: 1) project operating and non-operating revenues; 2) project operating expenditures and capital expenditures (including any new debt service); 3) project fund balances and debt service coverage; and 4) evaluate the 5-Year rate plan that became effective February 1, 2016.

Scope of Work

The scope of work includes the following tasks for each enterprise:

- Task 1—Develop an Excel-based rate model
- Task 2—Prepare a consolidated draft and final report for all enterprises
- Task 3—Prepare presentations/Attend meetings

Each task is described more fully in the paragraphs below.

Task 1—Develop an Excel-based rate model.

We will develop an Excel model that includes the following:

- Evaluate the historical number of connections and user characteristics for all customer classes.
- Use the historical user characteristics and rates to calculate historical revenue expected from rates and compare the calculated amount of revenue with actual revenue from rates as recognized in the City’s accounting system.
- Project the number connections and projected user characteristics for each customer class or service type.
- Project sources of revenue other than rates based on data provided by the City.
- Project operating expenditures as determined by the City.
- Project capital improvement program expenditures and debt service.
- Evaluate “across-the-board” increases in rates that produce rates that meet the study objectives.
- Project fund balances.
- Project debt service coverage.

Task 2— Prepare a consolidated draft and final report for all enterprises.

A draft report that presents findings and recommendations will be prepared prior to the public hearing. Comments from the City will be incorporated into a final report which will be prepared following the conclusion of Council review.

Task 3—Prepare presentations/Attend meetings.

The labor hours shown for this task are for attendance at up to two (2) meetings at the City. The meetings will be for the purpose of evaluating the preliminary findings and recommendations with City staff and presenting findings and recommendations to the City Council and the public.

Deliverables

Work products (deliverables) included in this proposal are:

- Electronic copy of the Excel workbook for each enterprise.
- Draft and final reports.
- Up to two (2) meetings at the City.

Excluded Items

The following items are not included in the scope of work: 1) development of capacity charges; 2) development of cost of service rates; and 3) development of alternative rate structures.

Budget

The proposed budget to perform the scope of work is shown in the table below. Travel expenses and all other expenditures are included in the hourly labor rates. Only actual labor hours will be charged. Labor hours not used will not be invoiced. Labor hours for each task are fungible among tasks up to the total hours shown for the entire scope of work.

Task	Enterprise Fund			Total Hours	Hourly Rate	Cost
	Water	Sewer	Garbage			
Task 1—Develop and Excel-based rate model	24	16	16	56	\$130	\$7,280
Task 2—Prepare draft and final reports	12	12	12	36	\$130	\$4,680
Task 3—Prepare presentations / Attend meetings	8	8	8	24	\$130	\$3,120
Total Costs and Hours	44	36	36	116		\$15,080
% of Total Hours	38%	31%	31%	100%		
Total Costs and Hours (rounded to \$1000)						\$15,000

Schedule

We can begin work immediately after receiving written authorization to proceed. We will perform the work on a schedule that meets the City’s objective to complete the project within time to submit a draft report during November 2015, bring recommendations to City Council for approval on December 13, 2016, and implement rate increases on February 1, 2017 (if necessary).

Thank you for the opportunity to propose on this work. If you have any questions, please call me at (510) 439-6264 (cell).

Very truly yours,

MUNICIPAL FINANCIAL SERVICES



Tommy Pavletic



MEMO

To: Honorable City Council
From: Lisa Roos
Date: September 6, 2016
Subject: Lease Agreement for Copier at the Ripon Senior Center

In the past, the Senior Center has received older copy machines from the City Hall to be used. Many of our machines have been older and are no longer able to perform. The current machine has recently broke beyond reasonable repair. Unfortunately there are no other working machines available.

We have received a lease agreement quote from Lucas Business Systems for a Konica-Minolta C308 copier that would fit the Senior Center needs. The cost of this lease agreement is a monthly payment of \$159.24 and costs per page of \$0.0096 for black copies and \$0.0549 for colored copies which is consistent with our other copy machine lease agreements. This would be a 5 year lease with an option to purchase the machine for \$1 at the end of the lease. We envision that after 5 years of minimal use at the Ripon Senior Center, this machine should have a few more years of use remaining.

FISCAL IMPACT:

The fiscal impact of this lease will be \$2,500 from the General Fund to cover the lease and copy payments.

COUNCIL ACTION:

Authorize the Mayor to Sign Lease agreement and other documents for the 60 month lease of the Konica-Minolta C308 copier for the Ripon Senior Center.



Lease Agreement Number: 0061743		Dealer Name: LUCAS BUSINESS SYSTEMS	
LESSEE INFORMATION			
Full Legal Name CITY OF RIPON		DBA	
Billing Address 259 N WILMA AVE		City RIPON	State CA ZIP Code 95366
Phone (209) 599-2108	Contact Name	Contact Email	Lessee PO# (Optional)

EQUIPMENT			
Quantity	Model and Description	Quantity	Model and Description
1	KONICA C308		

Equipment Location (if different from Billing Address)

TERM, PAYMENT AND FIXED PURCHASE OPTION INFORMATION

Initial Lease Term (in Months): 60, plus the Interim Period, if any Monthly Lease Payment: \$ 159.24, plus applicable Taxes
Down Payment Received: \$ _____ Purchase Option/Fixed Purchase (Check One): \$1.00 Fixed Purchase Amount: \$ _____

LESSEE ACCEPTANCE

BY YOUR SIGNATURE BELOW, YOU ACKNOWLEDGE THAT YOU ARE ENTERING INTO A NON-CANCELLABLE LEASE AND THAT YOU HAVE READ AND AGREED TO ALL APPLICABLE TERMS AND CONDITIONS SET FORTH ON PAGES 1 AND 2 OF THIS LEASE.

Authorized Signer X	Date	Federal Tax ID # (Required)
Print Name	Title (indicate President, Partner, Proprietor, etc.)	

LESSOR ACCEPTANCE

Accepted By: Xerox Financial Services LLC	Name and Title	Date
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TERMS & CONDITIONS

1. Definitions. The words "you" and "your" mean the legal entity identified in "Lessee Information" above, and "XFS," "we," "us," "Lessor" and "our" mean Xerox Financial Services LLC. "Dealer" means the entity identified in "Dealer Name" above. "Commencement Date" means the date subsequent to the Inception Date when XFS funds the Dealer and/or other party for the Equipment. "Discount Rate" means a rate equal to the 1-year Treasury Constant Maturity rate as published in the Selected Interest Rates table of the Federal Reserve statistical release H.15(519) or successor publication for the week ending immediately prior to the Inception Date. "Equipment" means the items identified in "Equipment" above and in any attached Equipment schedule, plus any Software (as defined in Section 3 hereof), attachments, accessories, replacements, replacement parts, substitutions, additions and repairs thereto. "Inception Date" means (a) the date Dealer determines Equipment installed by Dealer is operating satisfactorily and is available for your use, or (b) the date Equipment identified by Dealer as being installable by you is delivered to your premises. "Interim Period" means the period between the Inception Date and the Commencement Date. "Interim Payment" means one thirtieth of the Lease Payment multiplied by the number of days in the Interim Period. "Lease" means this Lease Agreement, including any attached Equipment schedule. "Lease Payment" means the Monthly Lease Payment specified above, which includes the fixed component of maintenance charges payable to Dealer under the Maintenance Agreement, plus Taxes. "Maintenance Agreement" means a separate agreement between you and Dealer for maintenance and support purposes. "Origination Fee" means a one-time fee of \$125 billed on your first invoice which you agree to pay, covering the origination, documentation, processing and certain other initial costs for the Lease. "Party" means you or XFS, and "Parties" means both you and XFS. "Term" means the Interim Period, together with the Initial Lease Term plus any subsequent renewal or extension terms. "UCC" means the Uniform Commercial Code of the State of Connecticut (C.G.S.A. §§42a-1-101 et seq.).

2. Lease, Payments and Late Payments. You agree and represent all Equipment was selected, configured and negotiated by you based upon your own judgment and has been, or is being, supplied by Dealer. At your request, XFS has acquired, or will acquire, the same to lease to you under this Lease and you agree to lease the same from XFS. The Initial Lease Term, which is indicated above, commences on the Inception Date. You agree to pay XFS the first Lease Payment plus any applicable Interim Payment 30 days after the Commencement Date; each subsequent Lease Payment, which may include charges you, Dealer and XFS agree will be invoiced by us, shall be payable on the same date of each month thereafter, whether or not XFS invoices you. If any payment is not paid in full within 5 days after its due date, you will pay a late charge of the greater of 10% of the amount due or \$25, not to exceed the maximum amount permitted by law. For each dishonored or returned payment, you will be assessed the applicable returned item fee, which shall not exceed \$35. Restrictive covenants on any method of payment will be ineffective.

3. Equipment and Software. To the extent that the Equipment includes intangible property or associated services such as software licenses, such intangible property shall be referred to as "Software." You acknowledge and agree that that XFS has no right, title or interest in the Software and you will comply throughout the Lease Term with any license and/or other agreement ("Software License") with the supplier of the Software ("Software Supplier"). You are responsible for entering into any required Software License with the Software Supplier no later than the Inception Date. You agree the Equipment is for your lawful business use in the United States (including its possessions and territories), will not be used for personal, household or family purposes, and is not being acquired for resale. You will not attach the Equipment as a fixture to real estate or make any permanent alterations to it.

4. Non-Cancellable Lease. THIS LEASE CANNOT BE CANCELLED OR TERMINATED BY YOU PRIOR TO THE END OF THE INITIAL LEASE TERM. YOUR OBLIGATION TO MAKE ALL LEASE PAYMENTS, AND TO PAY ALL OTHER AMOUNTS DUE OR TO BECOME DUE, IS ABSOLUTE AND UNCONDITIONAL AND NOT SUBJECT TO DELAY, REDUCTION, SET-OFF, DEFENSE, COUNTERCLAIM OR RECOURSE FOR ANY REASON WHATSOEVER, IRRESPECTIVE OF THE PERFORMANCE OF THE EQUIPMENT, DEALER, ANY THIRD PARTY OR XFS. Any pursued claim by you against XFS for alleged

breach of our obligations hereunder shall be asserted solely in a separate action against XFS; provided, however, that your obligations under this Lease shall continue unabated.

5. End of Lease Options. If the purchase option on the first page hereof is designated as a Fixed Purchase Amount, at the end of the Initial Lease Term XFS will invoice you, and you will be obligated to pay, the applicable Fixed Purchase Amount, plus Taxes. For any other purchase option designated on the first page hereof, if you are not in default and if you provide no greater than 150 days and no less than 60 days' prior written notice to XFS, you may, at the end of the Initial Lease Term, either (a) purchase all, but not less than all, of the Equipment "AS IS, WHERE IS" and WITHOUT ANY WARRANTY AS TO CONDITION OR VALUE at the time of purchase by paying the amount of such purchase option, plus Taxes, (b) enter into a new lease on mutually agreeable terms, or (c) de-install and return the Equipment, at your expense, fully insured, to a continental US location XFS specifies. If no purchase option is specified, you shall elect either alternative (b) or (c) in the preceding sentence. If you have not elected one of the above options, you shall be deemed to have entered into a new lease with a 3 month term on terms and conditions identical to this Lease, except that either party may terminate the new lease at the end of its 3 month term on 30 days' prior written notice and, when this new lease terminates, shall take one of the actions identified in (a) (b) or (c) in the preceding sentence or be deemed to have entered into another new lease with a 3 month term as provided in this sentence. The purchase options shall be exercised, and the Fixed Purchase Amounts paid, with respect to each item of Equipment on the day immediately following the date of expiration of the Lease Term of such item, and by the delivery at such time by you to XFS of payment, in cash or by certified check, of the amount of the applicable purchase price for the Equipment. Upon payment of the applicable amount, XFS shall, upon your request, execute and deliver to you a bill of sale for the Equipment on an "AS IS," "WHERE IS," "WITH ALL FAULTS" basis, without representation or warranty of any kind or nature whatsoever. After such payment, you may trade-in the Equipment as part of another transaction with XFS and, if you do, you must pass unencumbered title of the Equipment being traded-in to XFS.

6. Equipment Return. If the Equipment is returned to XFS, it shall be in the same condition as when delivered to you, normal wear and tear excepted and, if not in such condition, you will be liable for all expenses XFS incurs to return the Equipment to such "normal wear and tear" condition. IT IS SOLELY YOUR RESPONSIBILITY TO SECURE ANY SENSITIVE DATA AND PERMANENTLY DELETE SUCH DATA FROM THE INTERNAL MEDIA STORAGE PRIOR TO RETURNING THE EQUIPMENT TO XFS. YOU SHALL HOLD XFS HARMLESS FROM YOUR FAILURE TO SECURE AND PERMANENTLY DELETE ALL SUCH LESSEE DATA AS OUTLINED IN THIS SECTION.

7. Equipment Delivery and Maintenance. Equipment will be delivered to you by Dealer at the location specified on the first page hereof or in an Equipment schedule, and you agree to execute a Delivery & Acceptance Certificate at XFS's request (and confirm same via telephone and/or electronically) confirming that you have received, inspected and accepted the Equipment, and that XFS is authorized to fund the Dealer for the Equipment. If you reject the Equipment, you assume all responsibility for any purchase order or other contract issued on your behalf directly with Dealer. Equipment may not be moved to another location without first obtaining XFS's written consent, which shall not be unreasonably withheld. You shall permit XFS to inspect Equipment and any maintenance records relating thereto during your normal business hours upon reasonable notice. You represent you have entered into a Maintenance Agreement with Dealer to maintain the Equipment in good working order in accordance with the manufacturer's maintenance guidelines, and to provide you with supplies for use with the Equipment. You understand and acknowledge that XFS is acting solely as an administrator for Dealer with respect to the billing and collecting of the charges under the Maintenance Agreement included in the Lease Payments. IN NO EVENT WILL XFS BE LIABLE TO YOU FOR ANY BREACH BY THE DEALER OF ANY OF ITS OBLIGATIONS TO YOU, NOR WILL ANY OF YOUR OBLIGATIONS UNDER THIS LEASE BE AFFECTED, MODIFIED, RELEASED OR EXCUSED BY ANY ALLEGED BREACH BY DEALER.

8. Equipment Ownership, Labeling and UCC Filing. If and to the extent a court deems this Lease to be a security agreement under the UCC, and otherwise for precautionary purposes only, you grant XFS a first

priority security interest in your interest in the Equipment and all proceeds thereof in order to secure your performance under this Lease. XFS is and shall remain the sole owner of the Equipment, except the Software. XFS may label the Equipment to identify our ownership interest in it. You authorize XFS to file by any permissible means a UCC financing statement to show, and to do all other acts to protect, our interest in the Equipment. You agree to pay any filing fees and administrative costs for the filing of such financing statements. You agree to keep the Equipment free from any liens or encumbrances and to promptly notify XFS if there is any change in your organization such that a re-filing or amendment to XFS's UCC financing statement against you becomes necessary.

9. Assignment. YOU MAY NOT ASSIGN, SELL, PLEDGE, TRANSFER, SUBLEASE OR PART WITH POSSESSION OF THE EQUIPMENT, THIS LEASE OR ANY OF YOUR RIGHTS OR OBLIGATIONS UNDER THIS LEASE (COLLECTIVELY "ASSIGNMENT") WITHOUT XFS'S PRIOR WRITTEN CONSENT, WHICH SHALL NOT BE UNREASONABLY WITHHELD, BUT SUBJECT TO THE SOLE EXERCISE OF XFS'S REASONABLE CREDIT DISCRETION AND EXECUTION OF ANY NECESSARY ASSIGNMENT DOCUMENTATION. If XFS agrees to an Assignment, you agree to pay the applicable assignment fee and reimburse XFS for any costs we incur in connection with that Assignment. XFS may sell, assign or transfer all or any part of the Equipment, this Lease and/or any of our rights (but none of our obligations) under this Lease. XFS's assignee will have the same rights that we have to the extent assigned (but none of our obligations). YOU AGREE NOT TO ASSERT AGAINST SUCH ASSIGNEE ANY CLAIMS, DEFENSES, COUNTERCLAIMS, RECOURPMENTS, OR SET-OFFS THAT YOU MAY HAVE AGAINST XFS, and you agree to remit payments due under this Lease to such Assignee if so designated. XFS agrees and acknowledges that any Assignment by us will not materially change your obligations under this Lease.

10. Taxes. You will be responsible for, indemnify and hold XFS harmless from, all applicable taxes, fees or charges (including sales, use, personal property and transfer taxes, other than net income taxes), plus interest and penalties assessed by any governmental entity on the Equipment, this Lease, or the amounts payable under this Lease (collectively, "Taxes"), which will be included in XFS's invoice to you unless you timely provide continuing proof of your tax exempt status. If Equipment is delivered to a jurisdiction where certain taxes are calculated and paid at the time of lease initiation, you authorize XFS to finance and adjust your Lease Payment to include such Taxes over the Initial Lease Term unless you require otherwise. Unless and until XFS notifies you in writing to the contrary, in all taxing jurisdictions except CT, CO and OR you will file all personal property tax returns covering the Equipment and will pay the personal property taxes levied or assessed thereon. Upon XFS's request, you shall provide XFS with copies of all such personal property tax returns, together with evidence of payment therefor. In any taxing jurisdiction located within CT, CO or OR, XFS will file all personal property tax returns covering the Equipment, pay the personal property taxes levied or assessed thereon, and collect from your account all personal property taxes on the Equipment. XFS MAKES NO WARRANTY, EXPRESS OR IMPLIED, REGARDING THE TAX OR ACCOUNTING TREATMENT OF THIS LEASE.

11. Equipment Warranty Information and Disclaimers. XFS IS MERELY A FINANCIAL INTERMEDIARY, AND HAS NO INVOLVEMENT IN THE SALE, DESIGN, MANUFACTURE, CONFIGURATION, DELIVERY, INSTALLATION, USE OR MAINTENANCE OF THE EQUIPMENT. THEREFORE, WITH RESPECT TO EQUIPMENT, XFS DISCLAIMS, AND YOU WAIVE SOLELY AGAINST XFS, ALL WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT AND FITNESS FOR PARTICULAR PURPOSE, AND XFS MAKES NO REPRESENTATIONS OF ANY KIND OR TYPE, INCLUDING, BUT NOT LIMITED TO, THE EQUIPMENT'S SUITABILITY, FUNCTIONALITY, DURABILITY, OR CONDITION. Since you have selected the Equipment and the Dealer, you acknowledge that you are aware of the name of the manufacturer of each item of Equipment and agree that you will contact each manufacturer and/or Dealer for a description of any warranty rights you may have under the Equipment supply contract, sales order, or otherwise. Provided you are not in default hereunder, XFS hereby assigns to you any warranty rights we may have against Dealer or manufacturer with respect to the Equipment. If the Equipment is returned to XFS, such rights are deemed reassigned by you to XFS. IF THE EQUIPMENT IS NOT PROPERLY INSTALLED, DOES NOT OPERATE AS WARRANTED, BECOMES OBSOLETE, OR IS UNSATISFACTORY FOR ANY REASON WHATSOEVER, YOU SHALL MAKE ALL RELATED CLAIMS SOLELY AGAINST MANUFACTURER OR DEALER AND NOT AGAINST XFS, AND YOU SHALL NEVERTHELESS CONTINUE TO PAY ALL LEASE PAYMENTS AND OTHER SUMS PAYABLE UNDER THIS LEASE.

12. Liability and Indemnification. XFS IS NOT RESPONSIBLE FOR ANY LOSSES, DAMAGES, EXPENSES OR INJURIES OF ANY KIND OR TYPE, INCLUDING, BUT NOT LIMITED TO, ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES (COLLECTIVELY, "CLAIMS"), TO YOU OR ANY THIRD PARTY CAUSED BY THE EQUIPMENT OR ITS USE, EXCEPT THOSE CLAIMS ARISING DIRECTLY AND PROXIMATELY FROM XFS'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. In addition, except for Claims arising directly and proximately from XFS's gross negligence or willful misconduct, you assume the risk of liability for, and hereby agree to indemnify and hold safe and harmless, and covenant to defend, XFS, its employees, officers and agents from and against: (a) any and all Claims (including legal expenses of every kind and nature) arising out of the manufacture, purchase, shipment and delivery of the Equipment to you, acceptance or rejection, ownership, leasing, possession, operation, use, return or other disposition of the Equipment, including, without limitation, any liabilities that may arise from patent or latent defects in the Equipment (whether or not discoverable by you), any claims based on absolute tort liability or warranty and any claims based on patent, trademark or copyright infringement; and (b) any and all loss or damage of or to the Equipment.

13. Default and Remedies. You will be in default under this Lease if (1) XFS does not receive any payment within 10 days after its due date, or (2) you breach any other obligation in this Lease or any other agreement with XFS. If you default, and such default continues for 10 days after XFS provides notice to you, XFS may, in addition to other remedies (including requesting the Dealer to cease performing under the Maintenance Agreement), require you to promptly return the Equipment as provided in Sections 5 and 6 hereof, and require immediate payment, as liquidated damages for loss of bargain and not as a penalty, of the sum of: (a) all amounts then due, plus interest from the due date until paid at the rate of 1.5% per month; (b) the Lease Payments remaining in the Initial Lease Term (including the fixed maintenance component thereof, if permitted under the Maintenance Agreement), discounted at the Discount Rate to the date of default, and (c) Taxes. In addition, if you do not return the Equipment as required above, you agree to pay XFS the amount of any purchase option or fixed purchase amount noted on Page 1 of this Lease. You agree to pay all reasonable costs, including attorneys' fees and disbursements, incurred by XFS to enforce this Lease.

14. Risk of Loss and Insurance. You assume and agree to bear the entire risk of loss, theft, destruction or other impairment of the Equipment upon delivery. You, at your own expense, (i) shall keep Equipment insured against loss or damage at a minimum of full replacement value thereof, and (ii) shall carry public liability insurance against bodily injury, including death, and against property damage in the amount of at least \$2 million (collectively, "Required Insurance"). All such Required Insurance shall be with loss payable to "XFS, its successors and/or assigns, as their interests may appear," and shall be with companies reasonably acceptable to XFS. In addition, XFS shall be similarly named as an additional insured on all public liability insurance policies. The Required Insurance shall provide for 30 days' prior notice to XFS of cancellation.

YOU MUST PROVIDE XFS OR OUR DESIGNEES WITH SATISFACTORY WRITTEN EVIDENCE OF REQUIRED INSURANCE WITHIN 30 DAYS OF THE INCEPTION DATE OR ANY SUBSEQUENT WRITTEN REQUEST BY XFS OR OUR DESIGNEES. IF YOU DO NOT DO SO, THEN IN LIEU OF OTHER REMEDIES FOR DEFAULT, XFS IN OUR DISCRETION AND AT OUR SOLE OPTION MAY (BUT IS NOT REQUIRED

TO) OBTAIN INSURANCE FROM AN INSURER OF XFS'S CHOOSING, WHICH MAY BE AN XFS AFFILIATE, IN SUCH FORMS AND AMOUNTS AS XFS DEEMS REASONABLE TO PROTECT XFS'S INTERESTS (COLLECTIVELY "EQUIPMENT INSURANCE"). EQUIPMENT INSURANCE WILL COVER THE EQUIPMENT AND XFS; IT WILL NOT NAME YOU AS AN INSURED AND MAY NOT COVER ALL OF YOUR INTEREST IN THE EQUIPMENT AND WILL BE SUBJECT TO CANCELLATION AT ANY TIME. YOU AGREE TO PAY XFS PERIODIC CHARGES FOR EQUIPMENT INSURANCE (COLLECTIVELY "INSURANCE CHARGES") THAT INCLUDE: AN INSURANCE PREMIUM THAT MAY BE HIGHER THAN IF YOU MAINTAINED THE REQUIRED INSURANCE SEPARATELY; A FINANCE CHARGE OF UP TO 1.5% PER MONTH ON ANY ADVANCES MADE BY XFS OR OUR AGENTS; AND COMMISSIONS, BILLING AND PROCESSING FEES; ANY OR ALL OF WHICH MAY GENERATE A PROFIT TO XFS OR OUR AGENTS. XFS MAY ADD INSURANCE CHARGES TO EACH LEASE PAYMENT. XFS shall discontinue billing or debiting Insurance Charges for Equipment Insurance upon receipt and review of satisfactory evidence of Required Insurance.

You must promptly notify XFS of any loss or damage to Equipment which makes any item of Equipment unfit for continued or repairable use. You hereby irrevocably appoint XFS as your attorney-in-fact to execute and endorse all checks or drafts in your name to collect under any such Required Insurance. Insurance proceeds from Required Insurance or Equipment Insurance received shall be applied, at XFS's option, to (x) restore the Equipment so that it is in the same condition as when delivered to you (normal wear and tear excepted), or (y) if the equipment is not restorable, to replace it with like-kind condition equipment from the same manufacturer, or (z) pay to XFS the total Lease Payments for the entire term hereof (discounted to present value at the Discount Rate) plus any purchase option or fixed purchase amount stated on page 1 hereof. **NO LOSS OR DAMAGE TO EQUIPMENT, OR XFS'S RECEIPT OF INSURANCE PROCEEDS, SHALL RELIEVE YOU OF ANY OF YOUR REMAINING OBLIGATIONS UNDER THIS LEASE.** Notwithstanding procurement of Equipment Insurance or Required Insurance, you remain primarily liable for performance under this Section in the event the applicable insurance carrier fails or refuses to pay any claim. **YOU AGREE (I) AT XFS'S SOLE ELECTION, TO ARBITRATE ANY DISPUTE WITH XFS, OUR AGENTS OR ASSIGNS REGARDING THE EQUIPMENT INSURANCE AND/OR INSURANCE CHARGES UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION IN FAIRFIELD COUNTY, CT, (II) IF XFS MAKES THE FOREGOING ELECTION, THAT ARBITRATION (NOT A COURT) SHALL BE THE EXCLUSIVE REMEDY FOR SUCH DISPUTES; AND (III) THAT CLASS ARBITRATION IS NOT PERMITTED.** This arbitration option does not apply to any other provision of this Lease.

15. Finance Lease and Lessee Waivers. The parties agree this Lease is a "Finance Lease" under UCC Article 2A. You waive, solely against XFS and its successors and assigns, (a) all rights and remedies conferred on a lessee under Article 2A (Sections 508-522) of the UCC (C.G.S.A. §§42a-2A-724-737), and (b) any rights you now or later may have which require XFS to sell, lease or otherwise use any Equipment to reduce our damages including our realization of the remaining value of the Equipment, or which may otherwise limit or modify any of our rights or remedies.

16. Authorization of Signer and Credit Review. You represent that you may lawfully enter into, and perform, this Lease, that the individual signing this Lease on your behalf has all necessary authority to do so, and that all financial information you provide completely and accurately represents your financial condition. You agree to furnish financial information that XFS may request now, including your tax identification number, and you authorize XFS to obtain credit reports on you in the future should you default or fail to make prompt payments under this Lease.

17. Original and Sole Controlling Document; No Modifications Unless in Writing. This Lease constitutes the entire agreement between the Parties as to the subjects addressed herein, and representations or statements not included herein are not part of this Lease and are not binding on the Parties. You agree that an executed copy of this Lease that is signed by your authorized representative and by XFS's authorized representative (an original manual signature or such signature reproduced by means of a reliable electronic form, such as electronic transmission of a facsimile or electronic signature) shall be marked "original" by XFS and shall constitute the only original document for all purposes. All other copies shall be duplicates. To the extent this Lease constitutes chattel paper (as defined in the UCC), no security interest in this Lease may be created except by the possession or transfer of the copy marked "original" by XFS. IF A PURCHASE ORDER OR OTHER DOCUMENT IS ISSUED BY YOU, NONE OF ITS TERMS AND CONDITIONS SHALL HAVE ANY FORCE OR EFFECT, AS THE TERMS AND CONDITIONS OF THIS LEASE EXCLUSIVELY GOVERN THE TRANSACTION DOCUMENTED HEREIN. THE DEALER AND ITS REPRESENTATIVES ARE NOT OUR AGENTS AND ARE NOT AUTHORIZED TO MODIFY OR NEGOTIATE THE TERMS OF THIS LEASE. THIS LEASE MAY NOT BE AMENDED OR SUPPLEMENTED EXCEPT IN A WRITTEN AGREEMENT SIGNED BY AUTHORIZED REPRESENTATIVES OF THE PARTIES AND NO PROVISIONS CAN BE WAIVED EXCEPT IN A WRITING SIGNED BY XFS. XFS's failure to object to terms contained in any communication from you will not be a waiver or modification of the terms of this Lease. You authorize XFS to insert or correct missing information on this Lease, including but not limited to your proper legal name, lease numbers, serial numbers and other information describing the Equipment, so long as there is no material impact to your financial obligations.

18. Governing Law, Jurisdiction, Venue and JURY TRIAL WAIVER. THIS LEASE IS GOVERNED BY, AND SHALL BE CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF CONNECTICUT (WITHOUT REGARD TO CONFLICT OF LAW PRINCIPLES THAT WOULD OTHERWISE REQUIRE APPLICATION OF LAWS OF ANOTHER JURISDICTION). THE JURISDICTION AND VENUE OF ANY ACTION TO ENFORCE THIS LEASE, OR OTHERWISE RELATING TO THIS LEASE, SHALL BE IN A FEDERAL OR STATE COURT IN FAIRFIELD COUNTY, CONNECTICUT OR, EXCLUSIVELY AT XFS'S OPTION, IN ANY OTHER FEDERAL OR STATE COURT WHERE THE EQUIPMENT IS LOCATED OR WHERE XFS'S OR YOUR PRINCIPAL PLACES OF BUSINESS ARE LOCATED, AND YOU HEREBY WAIVE ANY RIGHT TO TRANSFER VENUE. **THE PARTIES HEREBY WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY ACTION RELATED TO OR ARISING OUT OF THIS LEASE.**

19. Miscellaneous. Your obligations under the "Taxes" and "Liability" Sections commence upon execution, and survive the expiration or earlier termination, of this Lease. Notices under this Lease must be in writing. Notices to you will be sent to the "Billing Address" provided on the first page hereof, and notices to XFS shall be sent to our address provided on the first page hereof. Notices will be deemed given 5 days after mailing by first class mail or 2 days after sending by nationally recognized overnight courier. Invoices are not considered notices and are not governed by the notice terms hereof. You authorize XFS to communicate with you by any electronic means (including cellular phone, email, automatic dialing and recorded messages) using any phone number (including cellular) or electronic address you provide to us. If a court finds any term of this Lease unenforceable, the remaining terms will remain in effect. The failure by either Party to exercise any right or remedy will not constitute a waiver of such right or remedy. If more than one party has signed this Lease as lessee, each such party agrees that its liability is joint and several. The following four sentences control over every other part of this Lease. Both Parties will comply with applicable laws. XFS will not charge or collect any amounts in excess of those allowed by applicable law. Any part of this Lease that would, but for the last four sentences of this Section, be read under any circumstances to allow for a charge higher than that allowed under any applicable legal limit, is modified by this Section to limit the amounts chargeable under this Lease to the maximum amount allowed under the legal limit. If, in any circumstances, any amount in excess of that allowed by law is charged or received, any such charge will be deemed limited by the amount legally allowed and any amount received by XFS in excess of that legally allowed will be applied by us to the payment of amounts legally owed under this Lease or refunded to you.



City of Ripon POLICE DEPARTMENT

259 N. Wilma Ave. Ripon, CA 95366

Edward F. Ormonde, Chief of Police

Business (209)599-2102
Animal Services (209)599-3067
Fax (209)599-4034
E-Mail rpdmail@cityofripon.org

4G

To: City Administrator Kevin Werner
From: Dan Brannon
Date: Tuesday, September 6, 2016
Re: Proposed upgrades to City Council Chambers

Kevin,

At the direction of council, I began researching upgrades to the City Council Chambers audio-visual systems to resolve several continual problems. Two of the biggest areas of concern are the touchscreen voting system, and the poor visual quality of presentations projected and displayed on the council dais.

As part of this process, I engaged one of the original system builders to make recommendations for improvements. I also joined a group of city staff on a tour of the San Joaquin Board of Supervisors chambers, which recently underwent an upgrade of similar scope to ours. Below, I enumerate my recommendations for upgrades to our current system, which should remedy many of the problems we've had.

Accela Digital Boardroom and Automated Agenda System - \$14,920.00 annually

The Board of Supervisors found the same thing we did; the AMX (Touchscreen) system previously installed is not reliable. Each system is custom-built for the installation, and thus never gets updates over time. The result is a system which frequently has intermittent failures, and unpredictable behavior. I recommend we replace this with Accela Software's Digital Boardroom and Automated Agenda suite. This system automates the agenda-building process, greatly reducing the burden on the Deputy City Clerk, and streamlining the meeting process. This is an annual subscription for the software package, and includes agenda preparation, minute-taking, live voting results, and agenda-progress.

Add/Replace aging computers supporting meetings - \$4,450.00

With the removal of the touchscreen system, the voting, request to speak, and minute-taking functions will be carried out on computers. I recommend replacing the aging laptop used by the Deputy City Clerk, and Meeting Operator (myself). Additionally, I recommend replacing the presentation computer, which is out of date, and adding a computer to display the current agenda item, vote results, and current speaker.

Replace Touch Panel Displays - \$1,330.00

When the touch-screen displays are removed, I recommend replacing them with monitors which will mirror the room's projector and TVs. These screens will not require user intervention, and will always display the current agenda item, or the current PowerPoint/Map/etc. Each of the 7 touchscreens on the dais will be replaced.

Install Speaker-Timer System- \$1,400.00

I recommend adding a dedicated speaker-timer system. The touchscreen system had a limited speaker-timer system, but a dedicated system offers much more flexibility and utility. The proposed system includes a green-yellow-red indicator system, and a customizable time allotment.

Larger Council Laptop Computers- \$7,500.00

At Council's request, 5 new laptop computers with larger screens than current Surface Devices. \$1,500 each.

Miscellany - \$2,400

I am reserving roughly \$2,400 for miscellany, such as adapters, cabling, and video/network switching components as needed.

Notably missing from this list of recommendations are the Projector and Screen components. The County is still determining what they plan to install for a projector, and given that our chambers rooms are lit similarly, I believe it is in our best interest to wait for their installation, and evaluate their solution, before moving forward with our own.

I would be happy to answer any questions.

Recommendation: Approve proposed upgrades to Council Chambers facilities at a one-time cost of \$17,080 and annual fee of \$14,920.00.

Thank You,



Dan Brannon



MEMO

Engineering Department

TO: Honorable City Council

FROM: James Pease

SUBJECT: 2016 Asphalt Rubber Cape Seal Capital Project Award

DATE: September 1, 2016

The Fiscal Year 2016-17 budget included funding an asphalt rubber cape seal on various roadways surrounding Vermeulen Park and the Spring Creek area (see exhibit 1 attached) as well as a slurry seal on Main Street between Acacia Avenue and Industrial Avenue.

The bid also included four minor test sections on Mulholand Dr. and Azalea Ave. with varying treatment methods. According to the latest Pavement Preservation Plan survey results performed, 27% of the existing roadways in Ripon are in either poor or very poor condition and in need of full reconstruction. Many of these roadways included in the 27% are very similar in designation and condition as the two roads selected. If the test sections prove to be viable options for treatment of poor and very poor conditioned roads, the future cost saving benefit of repairing these roadways would be substantial.

On August 25, 2016 four bids were received for the construction of the Asphalt Rubber Cape Seal 2016 Project. The contractor with the lowest-responsive bid was American Pavement Systems for an amount of \$599,656.63.

BACKGROUND

Without providing the needed preventative maintenance over the life of the road, once a road has deteriorated to a condition that requires the road to be reconstructed, the costs are 2 to 15 times more to complete the reconstruction rather than it would have been to preserve the pavement by using preventative maintenance activities. Because of the limited street and road funding available, there is not enough money to perform the needed preventative maintenance on existing roads and also reconstruct the roads that have already exceeded their useful life and require reconstruction.

The 2010 Pavement Preservation Plan recommended that “operating street and road surplus” (see Fiscal Impact discussion below) be primarily utilized for asphalt preservation projects (i.e., cape seal or asphalt overlay projects). This provides lower maintenance costs over the long term along with the longest life of existing pavement.

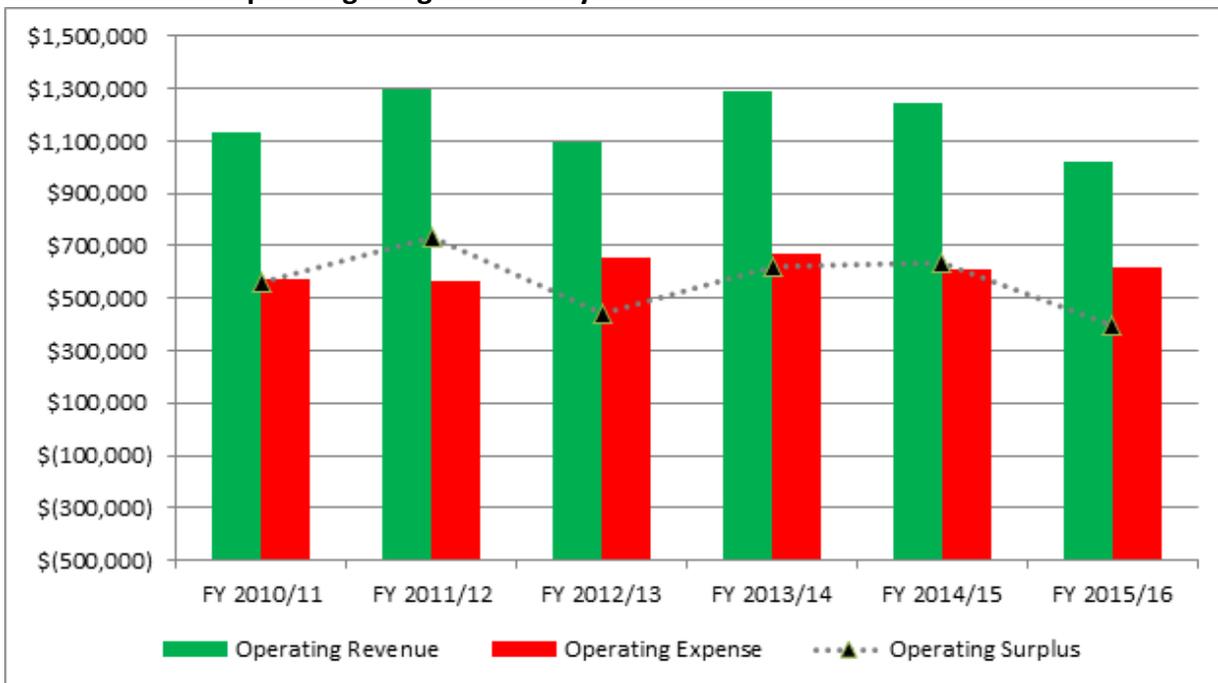
FISCAL IMPACT

The City receives revenue each year from local and state sources including gas tax, Measure K, and Local Transit Funds. This revenue is used to fund Street and Road operating expenses, including:

- City crews to perform street maintenance (e.g., pothole repair, striping, crack sealing, signage, and landscape maintenance);
- Engineering design and construction inspection for street and road capital projects;
- Administration (e.g., audits, LTF claims, etc).

Typically, the difference between the City’s operating revenue and expenses provides an annual surplus that varies between \$400,000 and \$700,000, as shown in **Figure 1**.

Figure 1
Street and Road Operating Budget Summary *



*Does not include funding or expense of capital projects.

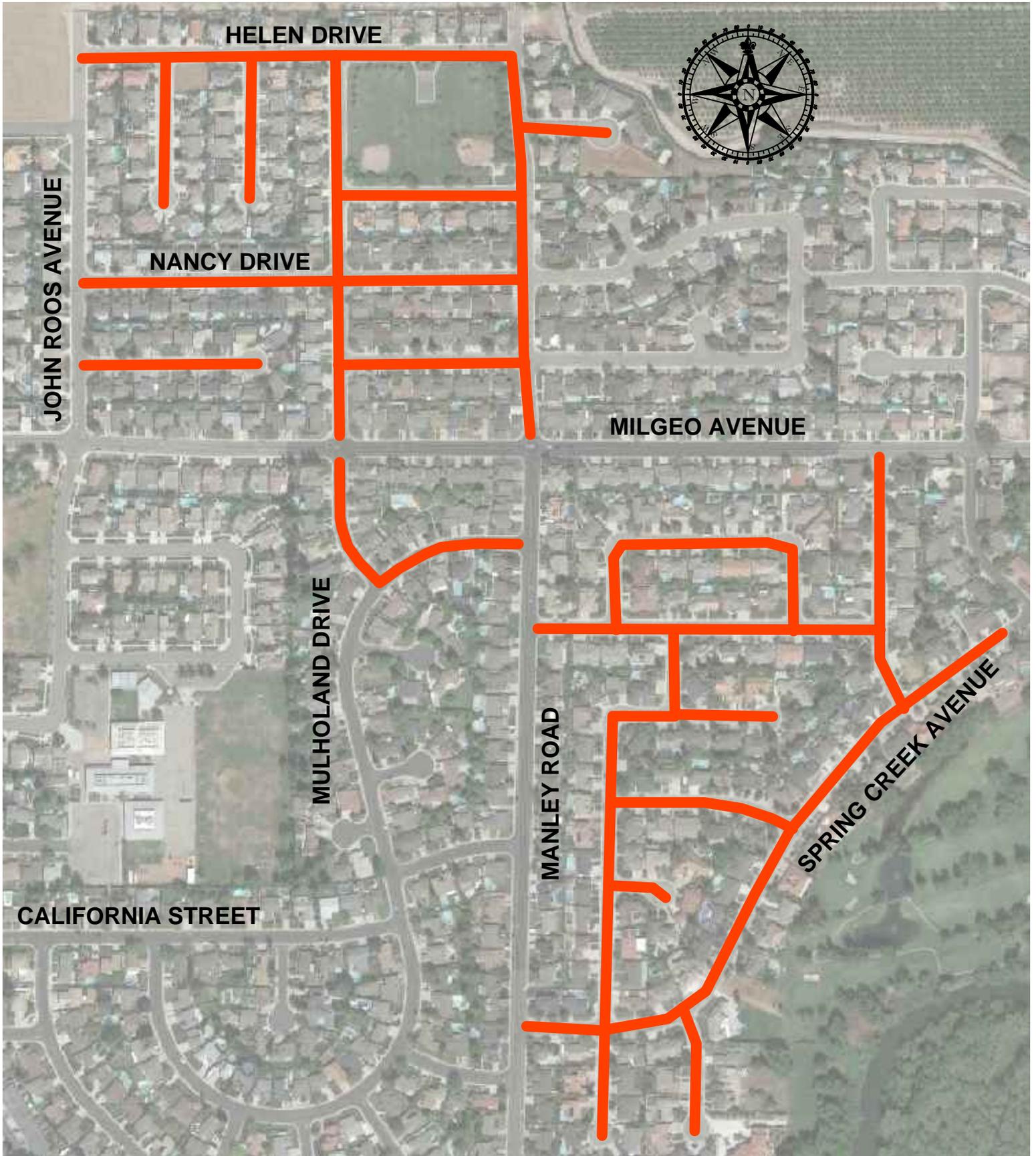
The annual Street and Roads operating surplus is used to fund capital street and road projects where the city hires a general contractor to complete street and road projects, such as the subject project.

The project cost is to be funded from the Street and Road fund; the current balance in this account is \$1.5 million.

STAFF RECOMMENDATION

Staff has reviewed the bids and found American Pavement Systems to be the lowest, responsible and responsive bidder. The Contractor has submitted the bid bond and all required documents. I am recommending that City Council award the contract to American Pavement Systems in the amount of \$599,656.63 and authorize staff to proceed.

EXHIBIT 1



ASPHALT RUBBER CAPE SEAL PROJECT 2016
3.2 MILES



MEMO

Engineering Department

TO: Honorable City Council
FROM: James Pease
SUBJECT: Reject bids for Well 5 & 12 Rehabilitation Project
DATE: September 1, 2016

On August 24, 2016 bids for the Well 5 & 12 Rehabilitation Project were opened. Two bids were received, as summarized below:

Abundant Water Wells	\$302,433
Zim Industries	\$391,970

The proposal received from the apparent low bidder was non responsive because the related experience submittal was not submitted with the Contractor’s bid, as required by the bid documents. For this reason, the bid must be rejected. The second proposal received was over 50 percent above the engineer’s estimate of \$256,000. Per the project specifications sections 1 and 2, the City of Ripon may reject all proposals and advertise for new proposals if it is in the best interest of the City.

I am recommending that City Council reject all bids for the Well 5 & 12 Rehabilitation Project and authorize staff to proceed with re-bidding the project.



MEMO

Engineering Department

TO: Honorable City Council

FROM: James Pease, Engineering Supervisor

SUBJECT: Water Meter Installation Project – G.M. Construction & Developers, Inc.

DATE: September 6, 2016

The Water Meter Installation Project is complete and in substantial conformance with our Plans and Specifications. The following items have been received in order for the City Council to accept this project:

- One Year Maintenance Bond
- Required Lien Releases
- Completed Punch List
- As-Built Drawings

I am requesting City Council accept this project and authorize staff to record a Notice of Completion (NOC). Additionally, to authorize staff to release the Retention (\$53,413.53) thirty-five days after recording the NOC to G.M. Construction & Developers, Inc.

Attachments

- Final Invoice Summary (Retention)

GM Construction & Developers, Inc.

8040 Linden Lime Court
CITRUS HEIGHTS, CA 95610

Invoice 4J

Date	Invoice #
8/31/2016	Ret Final

Bill To
City of Ripon 259 N. Wilma Ave Ripon, CA 95366

Job Location

P.O. No.	Attn:

Quantity	Description	Rate	Amount
	RETENTION	53,413.53	53,413.53
		Total	\$53,413.53

EQ

900-7137-90000 814,461.86
900-7138-90000 \$ 38,951.67

Phone #	Fax #
916-333-2439	916-333-2452

ORDINANCES

AN ORDINANCE ADDING CHAPTER 2.06 TO THE MUNICIPAL CODE, ENTITLED "CITY COUNCIL MEETINGS"

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIPON, CALIFORNIA, ORDAINS that:

SECTION 1. AMENDMENT OF CODE.

Title 2 of the Ripon Municipal Code is hereby amended by adding Chapter 2.06 to read in full as follows:

CHAPTER 2.06 CITY COUNCIL MEETINGS

Sections:

2.06.010	Introduction-Statement of Purpose –Applicability
2.06.020	Role of the Chair
2.06.030	Basic Format for Agenda Item Discussion
2.06.040	Reconsideration Policy
2.06.050	Bringing Items Back for Further Consideration

2.06.010 INTRODUCTION-STATEMENT OF PURPOSE-APPLICABILITY The following rules of procedure are hereby established for City Council meetings and meetings of Commissions established under the Ripon Municipal Code. These rules are intended to create an atmosphere in which the members of the City Council and its Commissions can conduct business efficiently, fairly and with full public participation. It is the duty of each member of the body and the Chair to maintain common courtesy and decorum in meetings. These rules are guided by 4 basic principles, as set forth in "Rosenburg's Rules of Order":

1. Rules should establish order.
2. Rules should be clear.
3. Rules should be user-friendly.
4. Rules should enforce the will of the majority, while protecting the rights of the minority.

2.06.020 ROLE OF THE CHAIR The Chair is responsible for applying the rules and procedures established in this Ordinance. Decisions by the Chair as to application of the rules are final, unless overruled by the majority of the City Council or Commission. (For purposes of these rules, the Mayor serves as the Chair of City Council meetings.) All questions or communications with staff or members of the public should be directed through the Chair. The Chair should take a less active role in debate and discussion, but retains full rights to do so. The Chair can make and second motions on any matter before the City Council or Commission.

2.06.030 BASIC FORMAT FOR AGENDA ITEM DISCUSSION Items to be discussed and decided by the City Council or Commission should ordinarily be handled by the Chair in the following basic format.

A. The Chair should clearly announce the agenda item by number, and should clearly state what the subject is. The Chair should also announce the format that will be followed. For example, if the item requires a public hearing, the Chair will explain the hearing procedure. At this point, individual Council members or Commissioners should disclose any contacts with proponents, opponents or members of the public as to the particular agenda item.

B. The Chair should ask for a report by the City Staff. Other staff members may also comment at this time, as appropriate. Staff may also provide its recommendation at this time.

C. The Chair should ask if any members of the City Council or Commission have questions or need clarification on the agenda item. Staff should be given a full opportunity to respond to these questions or requests for clarification.

D. The Chair should invite public testimony on the agenda item. If the agenda item requires a public hearing, the format should allow the applicant(s) to make an initial presentation, followed by speakers in favor of the item. Following proponents, opponents of the item are allowed to speak. Finally, the applicant will be allowed present rebuttal testimony. Rebuttal testimony should respond specifically to points raised by opponents, and should not introduce new subject matter. Under most circumstances, only one rebuttal speaker will be allowed, but the Chair retains discretion to allow additional rebuttal speakers. In addition, Council members or Commissioners, through the Chair, may ask questions or request clarification from any speaker at this time. At the conclusion of the public comments, the Chair should close the public hearing. The public hearing should only be re-opened to the extent it is necessary to clarify earlier testimony.

E. At the conclusion of the public hearing or public comment period, City Staff will summarize the testimony received, and will respond to the evidence or arguments raised. Staff will also review the findings necessary for approval or disapproval, and will reiterate its recommendation. Council members or Commissioners, through the Chair, may ask questions or request clarification from Staff at this time.

F. The Chair should invite a motion for action on the agenda item. If there is no second to a motion within a reasonable time, as determined by the Chair, the motion dies, and a new motion should be made. Where findings are required, the motion should specifically reference the required findings, as set forth in the Staff Report, and should indicate whether, and why, the required findings either can or cannot be made.

G. After a motion has been properly made and seconded, the Chair should invite discussion on the motion. Every Council member or Commissioner shall be permitted to speak, but it is not necessary for them to do so.

H. After a reasonable opportunity for discussion, the Chair should call for a vote on the motion. A majority of the City Council or the applicable Commission—that is, a minimum of three votes—is required to approve a motion. If a motion to approve an item fails to attain three votes for passage, another motion (either to deny the item, or continue to item to a date certain) should be made and acted upon.

I. The Chair should announce the result of the vote, and announce what action the City Council or Commission has taken. If there is a right of appeal, the Chair should explain the right of appeal, and the last date on which an appeal may be filed.

2.06.040 RECONSIDERATION POLICY

Reconsideration of a decision of the City Council is limited to the following situations and requires compliance with the following procedures.

A. When the City Council makes a final decision on any item other than quasi-adjudicatory actions (i.e. items involving licenses or permits) reconsideration of the City Council's decision may only be requested by a City Council member (including the Mayor) who voted with the majority in the decision. The request for reconsideration must be made at the same meeting or the regularly scheduled City Council meeting immediately following the meeting at which the decision was made. The City Clerk shall provide any necessary public notice(s) and schedule the matter for reconsideration at the next available meeting.

B. When the City Council makes a final decision on quasi-adjudicatory items (i.e. items involving licenses or permits), it is understood that state laws and/or regulations may govern the issue of

reconsideration. Otherwise, reconsideration of the City Council's decision may only be requested by a City 5A Council member (including the Mayor) who voted with the majority in the decision. The request for reconsideration must be made at the same meeting at which the decision was made. The City Clerk shall provide any necessary public notice(s) and schedule the matter for reconsideration at the next available meeting.

2.06.050 BRINGING ITEMS BACK FOR FURTHER CONSIDERATION

In some cases, the Mayor or a City Council member may wish to bring back an item which has previously been decided for further consideration by the City Council. The purpose of this policy is to balance the need for robust debate and the ability to change based upon new information with the need for finality and certainty in the decision-making process.

A. Bringing Items Back to the Same City Council.

The Mayor or a City Council member may request that any item (other than quasi-adjudicatory items-i.e. items involving licenses or permits) previously decided by the same City Council (i.e. the membership of the City Council has not changed) be brought back for further deliberation and action. In such cases, the Mayor or City Council member must specify in writing any new information or changed circumstances that warrant bringing the item back to the City Council for further deliberation and action. The City Administrator would be responsible for putting together (or delegating, as necessary) a staff report as necessary. The Councilmember's written request may be an attachment to the staff report or may be provided as a stand alone attachment for the item.

B. Bringing Items Back-New City Council.

In any instance where one or more City Council members was not involved in the decision on any given item (other than quasi-adjudicatory items-i.e. items involving licenses or permits) previously decided by the City Council, the Mayor or any City Council member may request that the item be brought back to the City Council for further deliberation and action. In such cases, he/she must do so in writing, using a form to be provided by the City Clerk. The Mayor or a City Council member may announce his/her intent to place an item on an upcoming agenda at a City Council meeting, but the request must still be made using this procedure. The City Administrator would be responsible for putting together (or delegating, as necessary) a staff report as necessary. The Councilmember's written request may be an attachment to the staff report or may be provided as a stand alone attachment for the item.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION 3. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city, or any officer or employee thereof, a mandatory duty of care towards persons or property within the city or outside of the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be effective without the invalid provision or application, and to this end the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portion thereof.

SECTION 5. This ordinance shall become effective thirty days after its final passage and shall be published at least once within fifteen days prior to its effective date in the Manteca Bulletin, 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 5A Council of the City of Ripon held on the ____ day of _____, 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 _____, 2016, by the following vote,
TO WIT:

AYES:

NOES:

ABSENT:

ABSTAINING:

THE CITY OF RIPON,
A Municipal Corporation

By: _____
JACOB PARKS, Mayor

ATTEST:

LISA ROOS, City Clerk

DISCUSSION ITEMS



MEMO

TO: CITY COUNCIL
FROM: RIPON CHAMBER OF COMMERCE
SUBJECT: FOURTH OF JULY RECAP
DATE: SEPTEMBER 6, 2016

5. DISCUSSION ITEMS

Notes:

A. FOURTH OF JULY RECAP

Discussion/No Action

Chamber of Commerce staff to report on the Fourth of July event.



MEMORANDUM

September 7, 2016

To: Ken Zuidervaart
From: Victor Irzyk
Re: Impact Fee Comparison and Summary

Attached is an updated fee summary table that compares this latest version of proposed impact fees to the City's current fees. In addition, I have included the results of our latest fee comparison which shows Ripon's fee total to those in surrounding cities. This latest fee comparison compares fees for seven sample light industrial projects. Following is an explanation of the proposed impact fees shown in Table A.

Transportation Fee

City staff has updated the transportation capital improvement plan (CIP); the updated CIP includes the following changes:

1. Incorporation of additional intersection control facilities and costs as a result of the proposed elimination of the traffic signal fee.
2. Assumption that the City will receive outside funding for certain regional transportation facilities; this will result in reduced funding needed from fee program and therefore will result in reduced transportation fees.
3. Addition of transportation improvements to Stockton Avenue and segments of roadway near Jack Tone Road and Santos Avenue to accommodate expected heavy truck traffic in these areas.
4. Assumption that three additional intersection control measures will receive outside funding, therefore reducing the transportation fee.

These changes reduce the amount of current transportation CIP that would have been paid through transportation fees by approximately 12.6%, or about \$20.5 million.

Table A shows a comparison of the City's current transportation fee and the proposed transportation fees. The proposed fees for Single Family and Multi-family units are reduced by approximately 9% over current fees. For nonresidential development the proposed fees range

from reductions of 8% and 30% for Commercial and Office categories, respectively, to increases of 2% for Light Industrial, 25% for Heavy Industrial, and 48% for Warehouse. The large increases for Heavy Industrial and Warehouse categories reflect the greater impacts created by these types of land uses on transportation facilities.

Water Fee

No changes have been made to the facilities in the City's current water CIP or the cost allocation methodology for the water fee and therefore, there is no change to the City's current water fee rates shown on Table A.

Wastewater Fee

No changes have been made to the facilities in the City's current wastewater CIP, however, additional fee categories, namely Light Industrial, Heavy Industrial, and Warehouse are proposed to replace the City's lone Industrial category. Because light industrial and warehouse development have a lessor impact on wastewater facilities than does heavy industrial development, this is reflected in the allocation of wastewater facilities costs.

Table A shows the proposed fees for Single Family and Multi-family units increase by approximately 2% over current fees. For nonresidential development the proposed fees range from reductions of 26% for Light Industrial and Warehouse categories to increases of 3% for the Office, Commercial, and Heavy Industrial categories.

Storm Drainage Fee

No changes have been made to the facilities in the City's current storm drainage CIP. Table A shows the proposed fees for Single Family and Multi-family units are less, by approximately 1%, than current fees. For nonresidential development the proposed fees range in reductions of 2% - 3% for the Commercial, Office, Heavy Industrial, and Warehouse to 20% for the Light Industrial category.

Parks and Recreation Fee

No changes have been made to the facilities in the City's current parks and recreation CIP. However, the City has decided to only levy fees on residential development and therefore the total cost of the parks and recreation facilities are allocated only to residential development. The impact of this is insignificant as the proposed fees for Single Family and Multi-family units are approximately 1% greater than current City fees.

Library, City Hall, Police, and Corporation Yard

No changes have been made to the facilities in the City's current library, city hall, police and corporation yard CIPs. Residential fees have not changed from the current fees and nonresidential fees have changed very little, if any.

Total Fees

Overall, the total fees for residential development decrease by approximately 1.0%. For nonresidential development the proposed fees range from reductions of 9%, 10% and 19% for Commercial, Light Industrial, and Office categories, respectively, to increases of 3% and 6% for Warehouse and Heavy Industrial categories, respectively.

Total Fee Comparison For Light Industrial Sample Projects

Attached are tables and graphs that compare Ripon's proposed impact fees to the fees charges in the chosen surrounding cities for the seven light industrial sample projects. The projects are as follows:

1. – 1.179 acres, 19,200 sq. ft. of building, FAR = 0.37
2. – 2.32 acres, 39,525 sq. ft. of building, FAR = 0.39
3. – 2.36 acres, 6,750 sq. ft. of building, FAR = 0.06
4. – 1.039 acres, 15,000 sq. ft. of building, FAR = 0.33
5. – 1.627 acres, 20,680 sq. ft. of building, FAR = 0.29
6. – 2.72 acres, 6,000 sq. ft. of building, FAR = 0.05
7. – 4.59 acres, 10,725 sq. ft. of building, FAR = 0.05

The results for these sample projects are mixed. For the sample projects with average to high floor-to-area ratios (examples 1, 2, 4, and 5), Ripon's fees are competitive, with its total fee falling in the middle of the range for the seven cities (see attached graphs).

For sample projects with very low FARs (examples 3, 6, and 7), Ripon's fees are higher than the comparison cities, having the second highest fees, and the reason for this is because Ripon's fees are based on land size while the cities are based on building size.

Ken if you have any questions regarding these analyses, feel free to call me.

Table A
Fee Summary

Facility Type	Single Family (per unit)		Multi-Family (per unit)		Commercial (per land sq ft)		Office (per land sq ft)		Light Industrial (per land sq ft)		Heavy Industrial (per land sq ft)		Warehouse (per land sq ft)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Transportation	\$6,756	\$6,173	\$3,222	\$2,944	\$1.79	\$1.64	\$1.55	\$1.09	\$0.96	\$0.98	\$0.96	\$1.20	\$0.96	\$1.42
Water	\$9,957	\$9,957	\$6,639	\$6,639	\$0.46	\$0.46	\$0.46	\$0.46	\$0.46	\$0.46	\$0.46	\$0.46	\$0.46	\$0.46
Wastewater	\$4,127	\$4,216	\$2,579	\$2,635	\$0.74	\$0.76	\$0.74	\$0.76	\$1.03	\$0.76	\$1.03	\$1.06	\$1.03	\$0.76
Storm Drainage	\$2,638	\$2,598	\$603	\$595	\$0.38	\$0.37	\$0.38	\$0.37	\$0.46	\$0.37	\$0.46	\$0.45	\$0.46	\$0.45
Parks and Rec	\$14,174	\$14,299	\$8,859	\$8,937	\$0.20	\$0.00	\$0.20	\$0.00	\$0.08	\$0.00	\$0.08	\$0.00	\$0.08	\$0.00
Library	\$471	\$471	\$294	\$294	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
City Hall	\$1,157	\$1,157	\$723	\$723	\$0.07	\$0.06	\$0.07	\$0.06	\$0.02	\$0.06	\$0.02	\$0.02	\$0.02	\$0.02
Police	\$541	\$541	\$339	\$339	\$0.03	\$0.03	\$0.03	\$0.03	\$0.01	\$0.03	\$0.01	\$0.01	\$0.01	\$0.01
Corporation Yard	\$1,502	\$1,502	\$939	\$939	\$0.08	\$0.08	\$0.08	\$0.08	\$0.03	\$0.08	\$0.03	\$0.03	\$0.03	\$0.03
Total Fees:	\$41,324	\$40,914	\$24,196	\$24,044	\$3.75	\$3.40	\$3.51	\$2.85	\$3.05	\$2.74	\$3.05	\$3.23	\$3.05	\$3.15

Facility Type	Single Family (per unit)		Multi-Family (per unit)		Commercial (per land sq ft)		Office (per land sq ft)		Light Industrial (per land sq ft)		Heavy Industrial (per land sq ft)		Warehouse (per land sq ft)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Transportation	-8.6%		-8.6%		-8.4%		-29.7%		2.1%		25.0%		47.9%	
Water	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	
Wastewater	2.1%		2.1%		2.7%		2.7%		-26.2%		2.9%		-26.2%	
Storm Drainage	-1.5%		-1.3%		-2.6%		-2.6%		-19.6%		-2.2%		-2.2%	
Parks and Rec	0.9%		0.9%		-100.0%		-100.0%		-100.0%		-100.0%		-100.0%	
Library	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	
City Hall	0.0%		0.0%		-14.3%		-14.3%		200.0%		0.0%		0.0%	
Police	0.0%		0.0%		0.0%		0.0%		200.0%		0.0%		0.0%	
Corporation Yard	0.0%		0.0%		0.0%		0.0%		166.7%		0.0%		0.0%	
Total Percentage Change:	-1.0%		-0.6%		-9.3%		-18.8%		-10.2%		5.9%		3.3%	

Sources: Goodwin Consulting Group, Inc.

9-07-16

Table 1
City of Ripon
Development Impact Fee Comparison
Light Industrial (19,200 SF)

City:	Project Assumptions:						
	Current Ripon Fees	Lathrop <i>East Lathrop</i>	Manteca <i>N/A</i>	Tracy <i>NEI Phase 2</i>	Riverbank <i>N/A</i>	Modesto <i>N/A</i>	Turlock <i>Westside Industrial</i>
<i>Site Location:</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Public Facility Fees							
Public Buildings	\$8,731	\$26,650	\$12,480	\$3,482	\$5,184	\$8,294	\$6,450
Parks/Recreation/Park Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AG Preservation	\$0	\$0	\$3,114	\$2,913	\$0	\$0	\$0
Other Misc. PF Fees	\$0	\$3,640	\$1,152	\$0	\$13,056	\$0	\$5,022
Subtotal	\$8,731	\$30,289	\$16,746	\$6,395	\$18,240	\$8,294	\$11,473
Infrastructure							
Water	\$23,624	\$29,263	\$25,353	\$20,796	\$39,552	\$26,618	\$30,111
Wastewater	\$39,032	\$33,557	\$81,282	\$40,924	\$26,880	\$34,382	\$16,703
Storm Drainage	\$19,002	\$6,351	\$12,962	\$42,558	\$79,872	\$0	\$19,697
Transportation/Street Improvements	\$50,330	\$25,498	\$33,389	\$76,173	\$110,592	\$45,082	\$37,036
Traffic Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$131,988	\$94,669	\$152,986	\$180,452	\$256,896	\$106,082	\$103,547
Other Agencies							
County Facilities Fee	\$4,224	\$4,224	\$4,224	\$4,224	\$3,168	\$3,168	\$3,168
Regional Transportation Fee	\$18,240	\$18,240	\$18,240	\$18,240	\$30,912	\$30,912	\$30,912
Habitat Mitigation	\$9,204	\$9,204	\$9,204	\$9,204	\$0	\$0	\$0
School Districts	\$10,368	\$10,368	\$10,368	\$10,368	\$10,368	\$10,368	\$10,368
Fire Districts	\$20,712	\$8,256	\$1,728	\$0	\$6,144	\$0	\$0
Subtotal	\$62,748	\$50,292	\$43,764	\$42,036	\$50,592	\$44,448	\$44,448
Total	\$203,467	\$175,250	\$213,497	\$228,883	\$325,728	\$158,824	\$159,468
Total Fees/ Sq. Ft	\$10.60	\$9.13	\$11.12	\$11.92	\$16.97	\$8.27	\$8.31
Total Fees/Land Sq. Ft	\$3.96	\$3.41	\$4.16	\$4.46	\$6.34	\$3.09	\$3.11
<i>Increase/(Decrease) from Ripon Fees</i>		(\$28,217)	\$10,029	\$25,416	\$122,261	(\$44,643)	(\$43,999)
<i>% Increase/ Decrease</i>		-14%	5%	12%	60%	-22%	-22%

Ripon

Public Buildings fee includes city hall, corporation yard, and police fees.
Other Misc. PF Fees exclude general mitigation and garbage fees.
Traffic Signals assume 6.97 trip end units per 1,000 square feet.

Lathrop

Public Buildings include municipal service facilities fee.
Other Misc. PF Fees include administration fees.
Water includes surface water supply buy-in and water system buy-in fees. Assumes 2" Domestic meter and 1" Irrigation meter.
Wastewater includes sewer collection system fee. Assumes 2" Domestic meter.
Transportation/Street Improvements include local transportation fees.
Storm Drainage fee is an average of multiple zones.

Manteca

Other Misc. Public Facility Fees includes a major equipment fee.
Water includes New Connection to City Water and Well Water fees. Assumes 2" Domestic meter and 1" Irrigation meter.
Sewer includes the Phase 3 Connection and Sewer PFIP fees. Assumes 2" Domestic meter and 3,000 gallons per day per acre.

Tracy

Wastewater includes NEI Phase 2 collection system improvements, treatment plant upgrade, and CFD 89-1 reimbursement fees.
Storm Drainage includes NEI Phase 2 watershed improvements, land/easement acquisitions, and CFD 89-1 reimbursement fees.
Transportation/Street Improvements include NEI Phase 2 arterial upgrades, RSP reimbursement, and land/easements acquisition fees.

Riverbank

Other Misc. PF Fees include administration fees.

Modesto

Other Misc. PF Fees include public transportation, air quality, fire, and administration fees.
Water includes connection charge, water main installation charge, water service installation charge, and water meter fees. Assumes 4" Domestic meter and 1" Irrigation meter.
Wastewater includes a wastewater capacity charge, subtrunk charge, and lateral charge fees.
Modesto does not have an impact fee for storm drainage facilities. A monthly storm drainage charge is included in utility bills.

Turlock

Other Misc. PF Fees include fire and administration fees.

Graph 1
City of Ripon
Development Impact Fee Comparison - Per Building or Land Sq. Ft.
Light Industrial (19,200 SF)

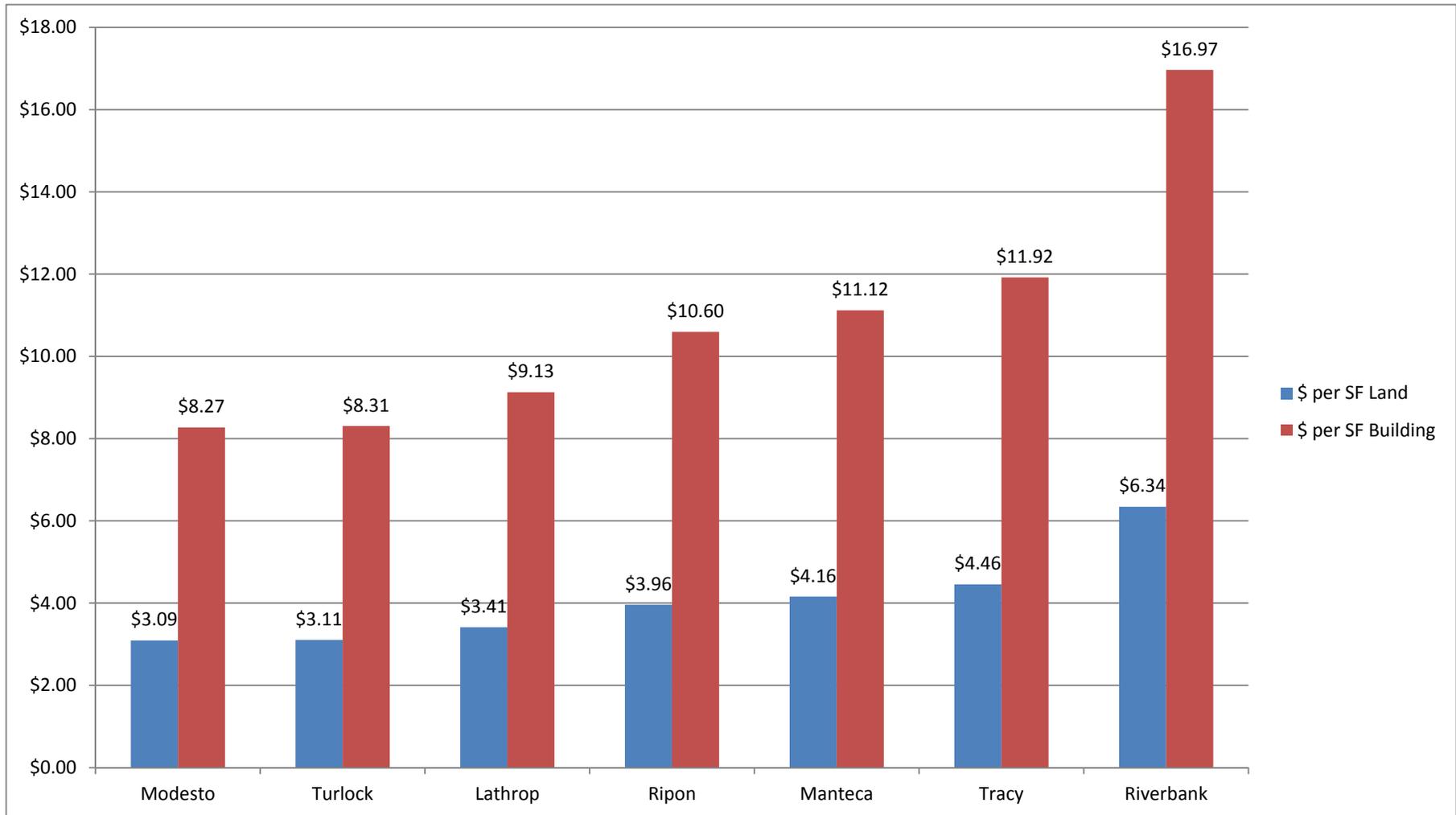


Table 2
City of Ripon
Development Impact Fee Comparison
Light Industrial (39,525 SF)

City: <i>Site Location:</i>	Current Ripon Fees	Lathrop <i>East Lathrop</i>	Manteca <i>N/A</i>	Tracy <i>NEI Phase 2</i>	Riverbank <i>N/A</i>	Modesto <i>N/A</i>	Turlock <i>Westside Industrial</i>
		<i>N/A</i>					
Public Facility Fees							
Public Buildings	\$17,180	\$54,861	\$25,691	\$6,851	\$10,672	\$17,075	\$7,958
Parks/Recreation/Park Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AG Preservation	\$0	\$0	\$6,129	\$5,733	\$0	\$0	\$0
Other Misc. PF Fees	\$0	\$6,530	\$2,372	\$0	\$26,877	\$0	\$6,695
Subtotal	\$17,180	\$61,390	\$34,191	\$12,584	\$37,549	\$17,075	\$14,653
Infrastructure							
Water	\$46,487	\$40,968	\$40,260	\$40,922	\$81,422	\$28,991	\$33,497
Wastewater	\$76,805	\$56,835	\$164,506	\$80,530	\$55,335	\$65,805	\$19,554
Storm Drainage	\$37,392	\$12,498	\$25,506	\$83,745	\$164,424	\$0	\$38,759
Transportation/Street Improvements	\$99,038	\$52,489	\$68,734	\$149,891	\$227,664	\$92,805	\$62,744
Traffic Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$259,722	\$162,790	\$299,006	\$355,088	\$528,845	\$187,601	\$154,554
Other Agencies							
County Facilities Fee	\$8,696	\$8,696	\$8,696	\$8,696	\$6,522	\$6,522	\$6,522
Regional Transportation Fee	\$37,549	\$37,549	\$37,549	\$37,549	\$63,635	\$63,635	\$63,635
Habitat Mitigation	\$18,112	\$18,112	\$18,112	\$18,112	\$0	\$0	\$0
School Districts	\$21,344	\$21,344	\$21,344	\$21,344	\$21,344	\$21,344	\$21,344
Fire Districts	\$42,638	\$16,996	\$3,557	\$0	\$12,648	\$0	\$0
Subtotal	\$128,338	\$102,696	\$89,257	\$85,700	\$104,148	\$91,500	\$91,500
Total	\$405,240	\$326,876	\$422,455	\$453,371	\$670,542	\$296,176	\$260,708
Total Fees/ Sq. Ft	\$10.25	\$8.27	\$10.69	\$11.47	\$16.97	\$7.49	\$6.60
Total Fees/Land Sq. Ft	\$4.01	\$3.23	\$4.18	\$4.49	\$6.64	\$2.93	\$2.58
<i>Increase/(Decrease) from Ripon Fees</i>		<i>(\$78,364)</i>	<i>\$17,215</i>	<i>\$48,132</i>	<i>\$265,302</i>	<i>(\$109,064)</i>	<i>(\$144,532)</i>
<i>% Increase/ Decrease</i>		<i>-19%</i>	<i>4%</i>	<i>12%</i>	<i>65%</i>	<i>-27%</i>	<i>-36%</i>

Project Assumptions:
Site Acreage: 2.32 acres
Building Sq Ft: 39,525 SF
FAR: 0.39

Ripon

Public Buildings fee includes city hall, corporation yard, and police fees.
Other Misc. PF Fees exclude general mitigation and garbage fees.
Traffic Signals assume 6.97 trip end units per 1,000 square feet.

Lathrop

Public Buildings include municipal service facilities fee.
Other Misc. PF Fees include administration fees.
Water includes surface water supply buy-in and water system buy-in fees. Assumes 2" Domestic meter and 1" Irrigation meter.
Wastewater includes sewer collection system fee. Assumes 2" Domestic meter.
Transportation/Street Improvements include local transportation fees.

Manteca

Other Misc. Public Facility Fees includes a major equipment fee.
Water includes New Connection to City Water and Well Water fees. Assumes 2" Domestic meter and 1" Irrigation meter.
Sewer includes the Phase 3 Connection and Sewer PFIIP fees. Assumes 2" Domestic meter and 3,000 gallons per day per acre.

Tracy

Wastewater includes NEI Phase 2 collection system improvements, treatment plant upgrade, and CFD 89-1 reimbursement fees.
Storm Drainage includes NEI Phase 2 watershed improvements, land/easement acquisitions, and CFD 89-1 reimbursement fees.
Transportation/Street Improvements include NEI Phase 2 arterial upgrades, RSP reimbursement, and land/easements acquisition fees.

Riverbank

Other Misc. PF Fees include administration fees.

Modesto

Other Misc. PF Fees include public transportation, air quality, fire, and administration fees.
Water includes connection charge, water main installation charge, water service installation charge, and water meter fees. Assumes 4" Domestic meter and 1" Irrigation meter.
Wastewater includes a wastewater capacity charge, subtrunk charge, and lateral charge fees.
Modesto does not have an impact fee for storm drainage facilities. A monthly storm drainage charge is included in utility bills.

Turlock

Other Misc. PF Fees include fire and administration fees.

**Graph 2
City of Ripon
Development Impact Fee Comparison - Per Building or Land Sq. Ft.
Light Industrial (39,525 SF)**

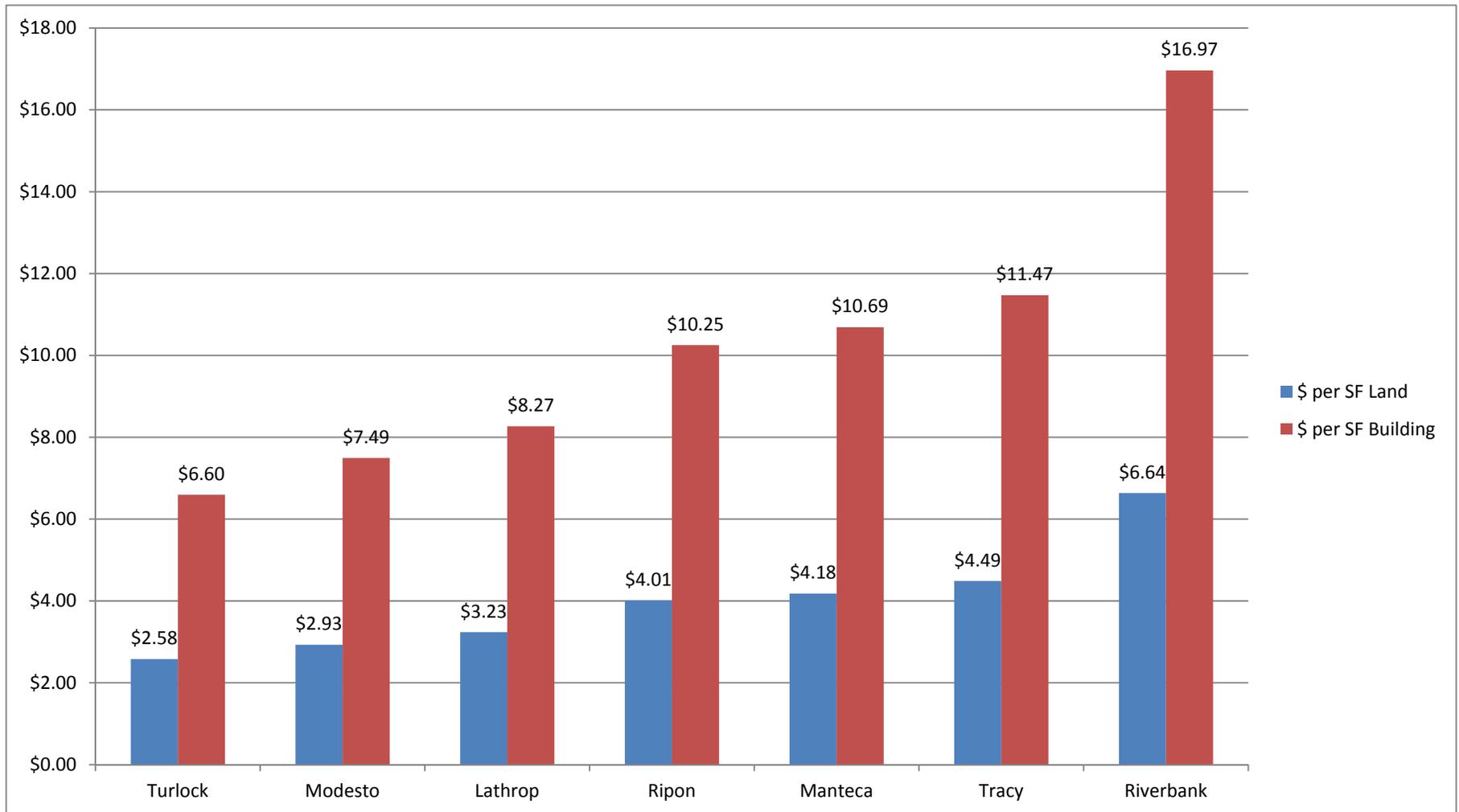


Table 3
City of Ripon
Development Impact Fee Comparison
Light Industrial (6,750 SF)

City:	Project Assumptions:						
	Current Ripon Fees	Lathrop <i>East Lathrop</i>	Manteca <i>N/A</i>	Tracy <i>NEI Phase 2</i>	Riverbank <i>N/A</i>	Modesto <i>N/A</i>	Turlock <i>Westside Industrial</i>
<i>Site Location:</i>	<i>N/A</i>						
Public Facility Fees							
Public Buildings	\$17,476	\$9,369	\$4,388	\$6,969	\$1,823	\$2,916	\$2,268
Parks/Recreation/Park Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AG Preservation	\$0	\$0	\$6,234	\$5,832	\$0	\$0	\$0
Other Misc. PF Fees	\$0	\$2,816	\$405	\$0	\$4,590	\$0	\$1,766
Subtotal	\$17,476	\$12,185	\$11,027	\$12,801	\$6,413	\$2,916	\$4,033
Infrastructure							
Water	\$47,289	\$29,263	\$25,353	\$41,628	\$13,905	\$29,062	\$33,599
Wastewater	\$78,129	\$33,557	\$79,820	\$81,918	\$9,450	\$21,294	\$19,639
Storm Drainage	\$38,037	\$12,713	\$25,946	\$85,189	\$28,080	\$0	\$39,427
Transportation/Street Improvements	\$100,746	\$8,964	\$11,738	\$152,475	\$38,880	\$15,849	\$13,020
Traffic Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$264,200	\$84,497	\$142,857	\$361,210	\$90,315	\$66,205	\$105,685
Other Agencies							
County Facilities Fee	\$1,485	\$1,485	\$1,485	\$1,485	\$1,114	\$1,114	\$1,114
Regional Transportation Fee	\$6,413	\$6,413	\$6,413	\$6,413	\$10,868	\$10,868	\$10,868
Habitat Mitigation	\$18,425	\$18,425	\$18,425	\$18,425	\$0	\$0	\$0
School Districts	\$3,645	\$3,645	\$3,645	\$3,645	\$3,645	\$3,645	\$3,645
Fire Districts	\$7,282	\$2,903	\$608	\$0	\$2,160	\$0	\$0
Subtotal	\$37,249	\$32,870	\$30,575	\$29,967	\$17,786	\$15,626	\$15,626
Total	\$318,925	\$129,552	\$184,459	\$403,977	\$114,514	\$84,747	\$125,345
Total Fees/ Sq. Ft	\$47.25	\$19.19	\$27.33	\$59.85	\$16.97	\$12.56	\$18.57
Total Fees/Land Sq. Ft	\$3.10	\$1.26	\$1.79	\$3.93	\$1.11	\$0.82	\$1.22
<i>Increase/(Decrease) from Ripon Fees</i>		(\$189,373)	(\$134,466)	\$85,053	(\$204,411)	(\$234,178)	(\$193,580)
<i>% Increase/ Decrease</i>		-59%	-42%	27%	-64%	-73%	-61%

Ripon

Public Buildings fee includes city hall, corporation yard, and police fees.
 Other Misc. PF Fees exclude general mitigation and garbage fees.
 Traffic Signals assume 6.97 trip end units per 1,000 square feet.

Lathrop

Public Buildings include municipal service facilities fee.
 Other Misc. PF Fees include administration fees.
 Water includes surface water supply buy-in and water system buy-in fees. Assumes 2" Domestic meter and 1" Irrigation meter.
 Wastewater includes sewer collection system fee. Assumes 2" Domestic meter.
 Transportation/Street Improvements include local transportation fees.

Manteca

Other Misc. Public Facility Fees includes a major equipment fee.
 Water includes New Connection to City Water and Well Water fees. Assumes 2" Domestic meter and 1" Irrigation meter.
 Sewer includes the Phase 3 Connection and Sewer PFIIP fees. Assumes 2" Domestic meter and 3,000 gallons per day per acre.

Tracy

Wastewater includes NEI Phase 2 collection system improvements, treatment plant upgrade, and CFD 89-1 reimbursement fees.
 Storm Drainage includes NEI Phase 2 watershed improvements, land/easement acquisitions, and CFD 89-1 reimbursement fees.
 Transportation/Street Improvements include NEI Phase 2 arterial upgrades, RSP reimbursement, and land/easements acquisition fees.

Riverbank

Other Misc. PF Fees include administration fees.

Modesto

Other Misc. PF Fees include public transportation, air quality, fire, and administration fees.
 Water includes connection charge, water main installation charge, water service installation charge, and water meter fees. Assumes 4" Domestic meter and 1" Irrigation meter.
 Wastewater includes a wastewater capacity charge, subtrunk charge, and lateral charge fees.
 Modesto does not have an impact fee for storm drainage facilities. A monthly storm drainage charge is included in utility bills.

Turlock

Other Misc. PF Fees include fire and administration fees.

Graph 3
City of Ripon
Development Impact Fee Comparison - Per Building or Land Sq. Ft.
Light Industrial (6,750 SF)

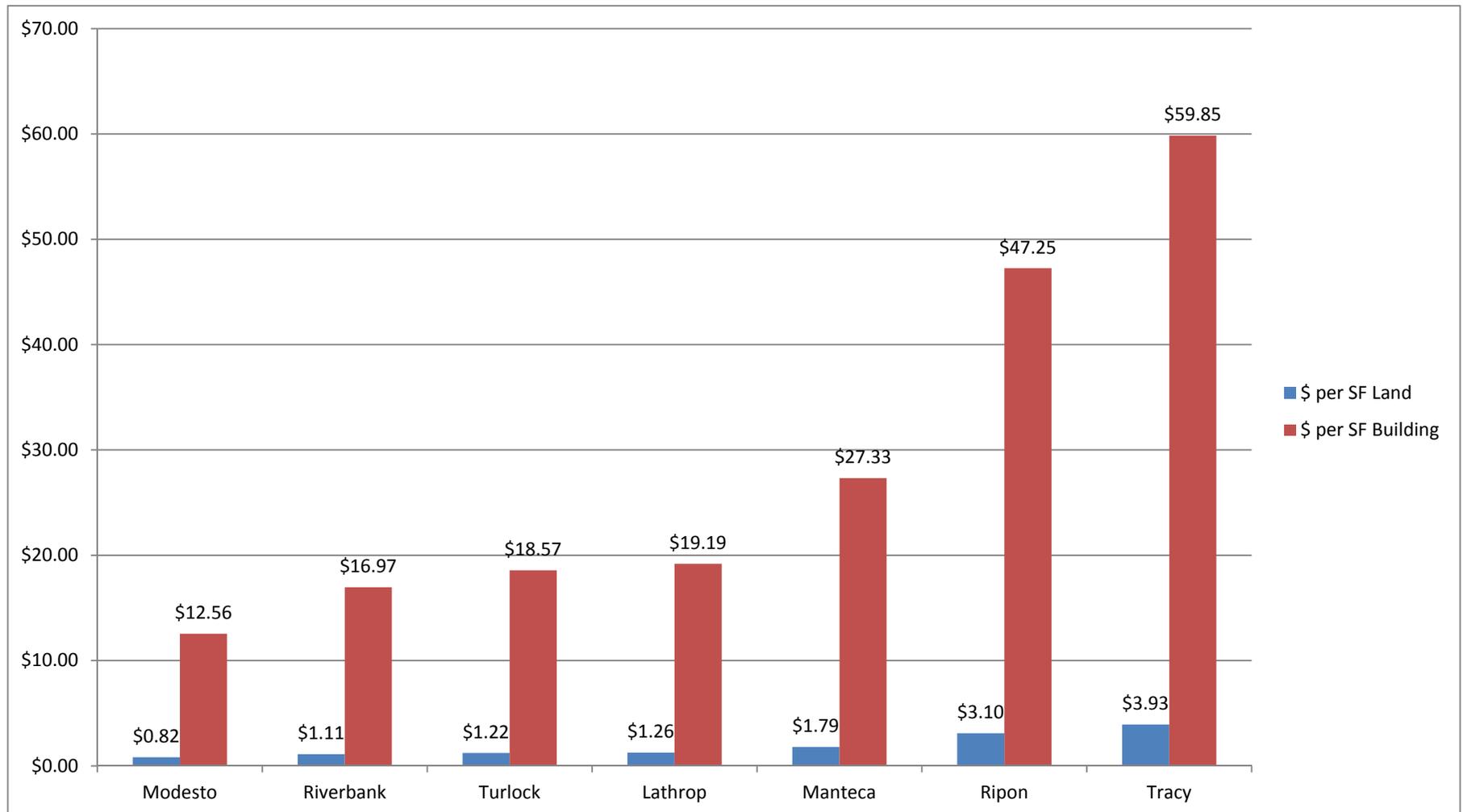


Table 4
City of Ripon
Development Impact Fee Comparison
Light Industrial (15,000 SF)

City:	Project Assumptions:							
	Site Location:	Current Ripon Fees	Lathrop <i>East Lathrop</i>	Manteca	Tracy <i>NEI Phase 2</i>	Riverbank	Modesto	Turlock <i>Westside Industrial</i>
	N/A							
Public Facility Fees								
Public Buildings	\$7,694	\$20,820	\$9,750	\$3,068	\$4,050	\$6,480	\$5,039	
Parks/Recreation/Park Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AG Preservation	\$0	\$0	\$2,745	\$2,567	\$0	\$0	\$0	
Other Misc. PF Fees	\$0	\$3,275	\$900	\$0	\$10,200	\$0	\$3,924	
Subtotal	\$7,694	\$24,095	\$13,395	\$5,636	\$14,250	\$6,480	\$8,963	
Infrastructure								
Water	\$20,819	\$29,263	\$25,353	\$18,327	\$30,900	\$26,257	\$29,596	
Wastewater	\$34,397	\$33,557	\$66,607	\$36,065	\$21,000	\$28,115	\$16,270	
Storm Drainage	\$16,746	\$5,597	\$11,423	\$37,505	\$62,400	\$0	\$17,358	
Transportation/Street Improvements	\$44,354	\$19,920	\$26,085	\$67,128	\$86,400	\$35,220	\$28,934	
Traffic Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Subtotal	\$116,315	\$88,337	\$129,468	\$159,024	\$200,700	\$89,592	\$92,158	
Other Agencies								
County Facilities Fee	\$3,300	\$3,300	\$3,300	\$3,300	\$2,475	\$2,475	\$2,475	
Regional Transportation Fee	\$14,250	\$14,250	\$14,250	\$14,250	\$24,150	\$24,150	\$24,150	
Habitat Mitigation	\$8,111	\$8,111	\$8,111	\$8,111	\$0	\$0	\$0	
School Districts	\$8,100	\$8,100	\$8,100	\$8,100	\$8,100	\$8,100	\$8,100	
Fire Districts	\$16,181	\$6,450	\$1,350	\$0	\$4,800	\$0	\$0	
Subtotal	\$49,943	\$40,211	\$35,111	\$33,761	\$39,525	\$34,725	\$34,725	
Total	\$173,952	\$152,643	\$177,974	\$198,421	\$254,475	\$130,797	\$135,847	
Total Fees/ Sq. Ft	\$11.60	\$10.18	\$11.86	\$13.23	\$16.97	\$8.72	\$9.06	
Total Fees/Land Sq. Ft	\$3.84	\$3.37	\$3.93	\$4.38	\$5.62	\$2.89	\$3.00	
<i>Increase/(Decrease) from Ripon Fees</i>		(\$21,309)	\$4,022	\$24,469	\$80,523	(\$43,155)	(\$38,105)	
<i>% Increase/ Decrease</i>		-12%	2%	14%	46%	-25%	-22%	

Ripon

Public Buildings fee includes city hall, corporation yard, and police fees.
Other Misc. PF Fees exclude general mitigation and garbage fees.
Traffic Signals assume 6.97 trip end units per 1,000 square feet.

Lathrop

Public Buildings include municipal service facilities fee.
Other Misc. PF Fees include administration fees.
Water includes surface water supply buy-in and water system buy-in fees. Assumes 2" Domestic meter and 1" Irrigation meter.
Wastewater includes sewer collection system fee. Assumes 2" Domestic meter.
Transportation/Street Improvements include local transportation fees.

Manteca

Other Misc. Public Facility Fees includes a major equipment fee.
Water includes New Connection to City Water and Well Water fees. Assumes 2" Domestic meter and 1" Irrigation meter.
Sewer includes the Phase 3 Connection and Sewer PFIIP fees. Assumes 2" Domestic meter and 3,000 gallons per day per acre.

Tracy

Wastewater includes NEI Phase 2 collection system improvements, treatment plant upgrade, and CFD 89-1 reimbursement fees.
Storm Drainage includes NEI Phase 2 watershed improvements, land/easement acquisitions, and CFD 89-1 reimbursement fees.
Transportation/Street Improvements include NEI Phase 2 arterial upgrades, RSP reimbursement, and land/easements acquisition fees.

Riverbank

Other Misc. PF Fees include administration fees.

Modesto

Other Misc. PF Fees include public transportation, air quality, fire, and administration fees.
Water includes connection charge, water main installation charge, water service installation charge, and water meter fees. Assumes 4" Domestic meter and 1" Irrigation meter.
Wastewater includes a wastewater capacity charge, subtrunk charge, and lateral charge fees.
Modesto does not have an impact fee for storm drainage facilities. A monthly storm drainage charge is included in utility bills.

Turlock

Other Misc. PF Fees include fire and administration fees.

**Graph 4
City of Ripon
Development Impact Fee Comparison - Per Building or Land Sq. Ft.
Light Industrial (15,000 SF)**

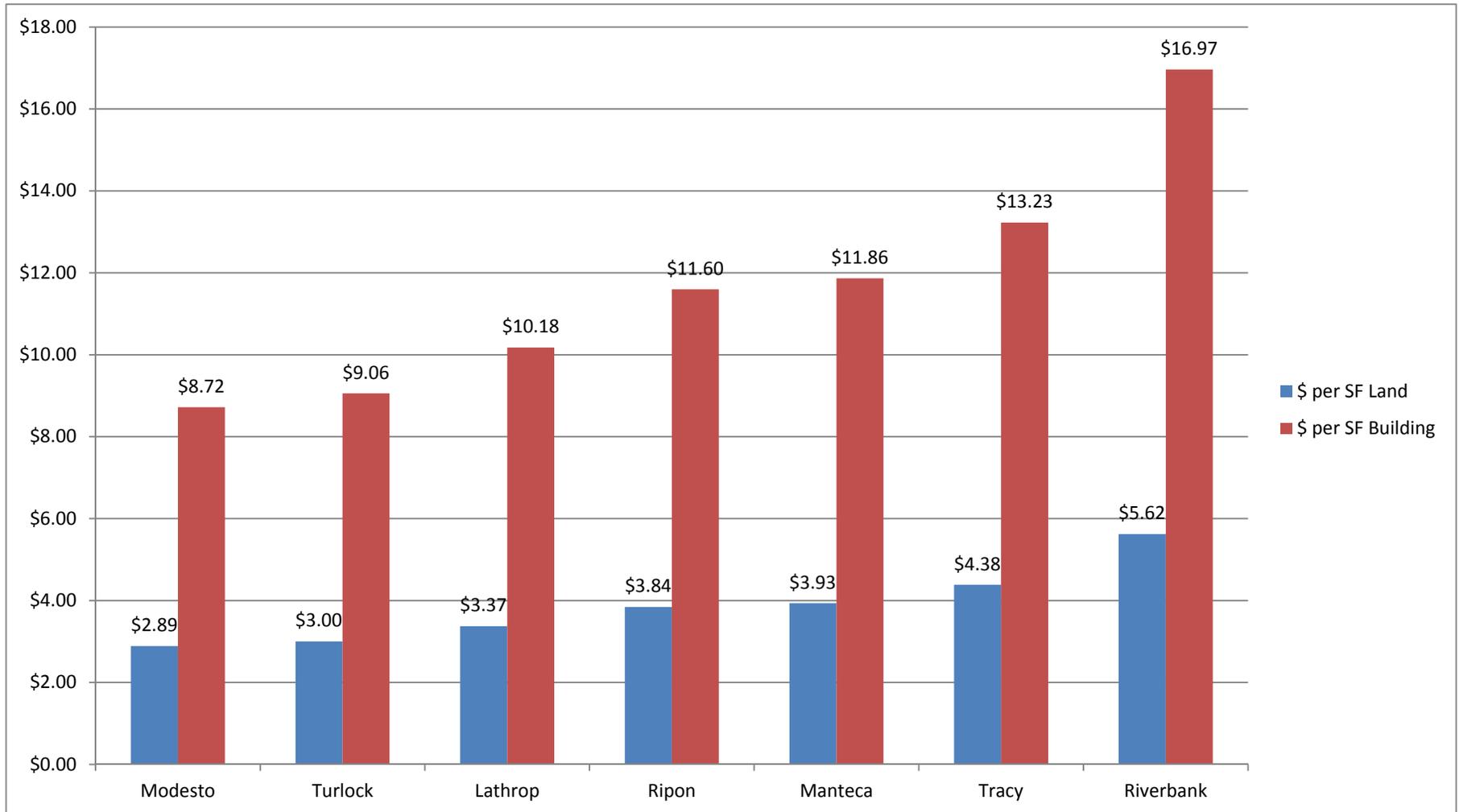


Table 5
City of Ripon
Development Impact Fee Comparison
Light Industrial (20,680 SF)

City:	Project Assumptions:							
	Site Location:	Current Ripon Fees	Lathrop <i>East Lathrop</i>	Manteca	Tracy <i>NEI Phase 2</i>	Riverbank	Modesto	Turlock <i>Westside Industrial</i>
	N/A			N/A		N/A	N/A	
Public Facility Fees								
Public Buildings	\$12,048	\$28,704	\$13,442	\$4,805	\$5,584	\$8,934	\$6,948	
Parks/Recreation/Park Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AG Preservation	\$0	\$0	\$4,298	\$4,020	\$0	\$0	\$0	
Other Misc. PF Fees	\$0	\$3,833	\$1,241	\$0	\$14,062	\$0	\$5,410	
Subtotal	\$12,048	\$32,536	\$18,981	\$8,825	\$19,646	\$8,934	\$12,357	
Infrastructure								
Water	\$32,601	\$29,263	\$25,353	\$28,699	\$42,601	\$27,648	\$31,580	
Wastewater	\$53,863	\$33,557	\$96,954	\$56,475	\$28,952	\$37,993	\$17,940	
Storm Drainage	\$26,223	\$8,765	\$17,887	\$58,730	\$86,029	\$0	\$27,181	
Transportation/Street Improvements	\$69,455	\$27,463	\$35,963	\$105,117	\$119,117	\$48,557	\$39,891	
Traffic Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Subtotal	\$182,141	\$99,048	\$176,157	\$249,020	\$276,698	\$114,197	\$116,592	
Other Agencies								
County Facilities Fee	\$4,550	\$4,550	\$4,550	\$4,550	\$3,412	\$3,412	\$3,412	
Regional Transportation Fee	\$19,646	\$19,646	\$19,646	\$19,646	\$33,295	\$33,295	\$33,295	
Habitat Mitigation	\$12,702	\$12,702	\$12,702	\$12,702	\$0	\$0	\$0	
School Districts	\$11,167	\$11,167	\$11,167	\$11,167	\$11,167	\$11,167	\$11,167	
Fire Districts	\$22,309	\$8,892	\$1,861	\$0	\$6,618	\$0	\$0	
Subtotal	\$70,373	\$56,957	\$49,926	\$48,065	\$54,492	\$47,874	\$47,874	
Total	\$264,563	\$188,541	\$245,064	\$305,910	\$350,836	\$171,005	\$176,824	
Total Fees/ Sq. Ft	\$12.79	\$9.12	\$11.85	\$14.79	\$16.97	\$8.27	\$8.55	
Total Fees/Land Sq. Ft	\$3.73	\$2.66	\$3.46	\$4.32	\$4.95	\$2.41	\$2.49	
<i>Increase/(Decrease) from Ripon Fees</i>		(\$76,022)	(\$19,499)	\$41,347	\$86,273	(\$93,558)	(\$87,739)	
<i>% Increase/ Decrease</i>		-29%	-7%	16%	33%	-35%	-33%	

Ripon

Public Buildings fee includes city hall, corporation yard, and police fees.
 Other Misc. PF Fees exclude general mitigation and garbage fees.
 Traffic Signals assume 6.97 trip end units per 1,000 square feet.

Lathrop

Public Buildings include municipal service facilities fee.
 Other Misc. PF Fees include administration fees.
 Water includes surface water supply buy-in and water system buy-in fees. Assumes 2" Domestic meter and 1" Irrigation meter.
 Wastewater includes sewer collection system fee. Assumes 2" Domestic meter.
 Transportation/Street Improvements include local transportation fees.

Manteca

Other Misc. Public Facility Fees includes a major equipment fee.
 Water includes New Connection to City Water and Well Water fees. Assumes 2" Domestic meter and 1" Irrigation meter.
 Sewer includes the Phase 3 Connection and Sewer PFIIP fees. Assumes 2" Domestic meter and 3,000 gallons per day per acre.

Tracy

Wastewater includes NEI Phase 2 collection system improvements, treatment plant upgrade, and CFD 89-1 reimbursement fees.
 Storm Drainage includes NEI Phase 2 watershed improvements, land/easement acquisitions, and CFD 89-1 reimbursement fees.
 Transportation/Street Improvements include NEI Phase 2 arterial upgrades, RSP reimbursement, and land/easements acquisition fees.

Riverbank

Other Misc. PF Fees include administration fees.

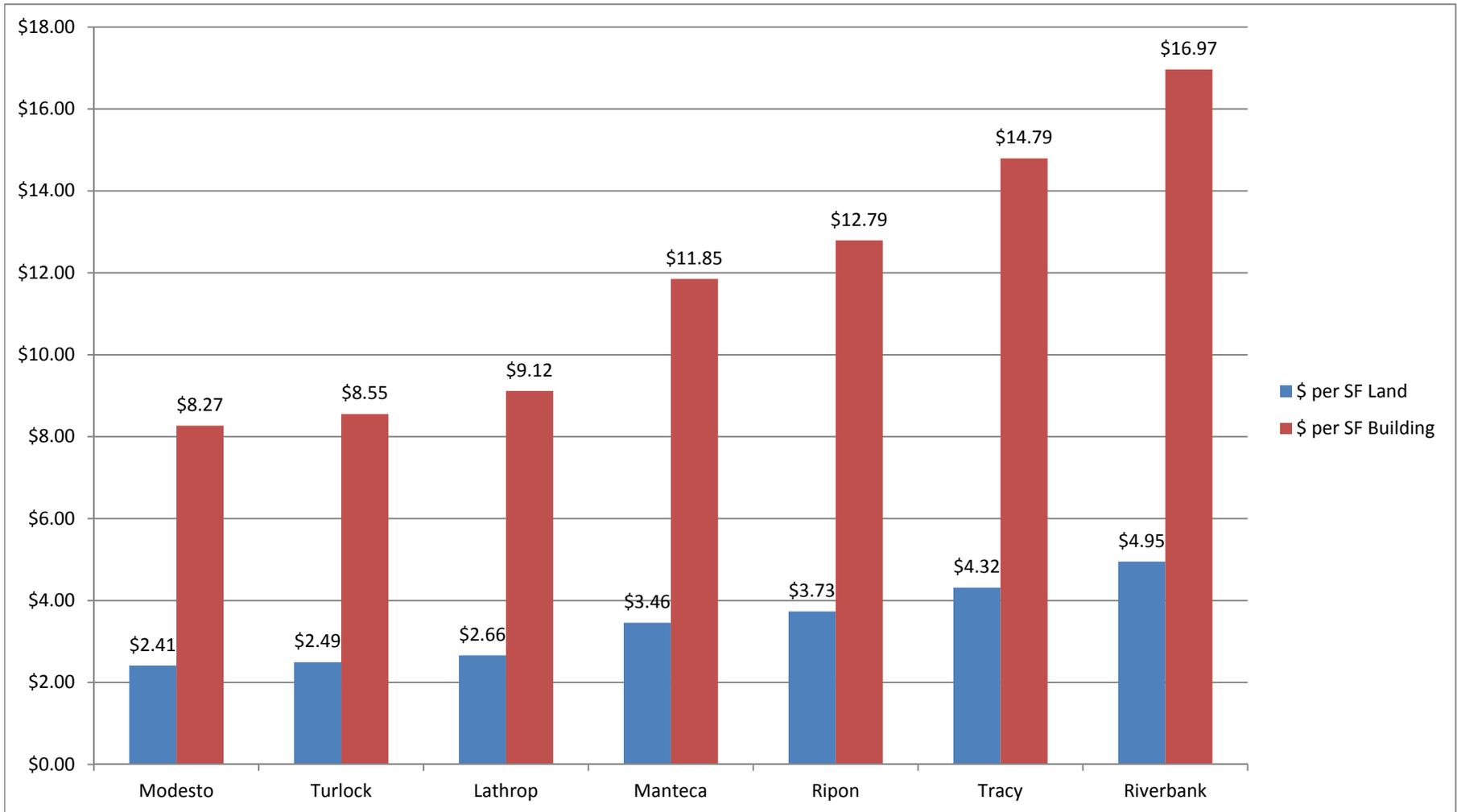
Modesto

Other Misc. PF Fees include public transportation, air quality, fire, and administration fees.
 Water includes connection charge, water main installation charge, water service installation charge, and water meter fees. Assumes 4" Domestic meter and 1" Irrigation meter.
 Wastewater includes a wastewater capacity charge, subtrunk charge, and lateral charge fees.
 Modesto does not have an impact fee for storm drainage facilities. A monthly storm drainage charge is included in utility bills.

Turlock

Other Misc. PF Fees include fire and administration fees.

**Graph 5
City of Ripon
Development Impact Fee Comparison - Per Building or Land Sq. Ft.
Light Industrial (20,680 SF)**



**Table 6
City of Ripon
Development Impact Fee Comparison
Light Industrial (6,000 SF)**

City: <i>Site Location:</i>	Current Ripon Fees	Lathrop <i>East Lathrop</i>	Manteca <i>N/A</i>	Tracy <i>NEI Phase 2</i>	Riverbank <i>N/A</i>	Modesto <i>N/A</i>	Turlock <i>Westside Industrial</i>
		<i>N/A</i>					
Public Facility Fees							
Public Buildings	\$20,142	\$8,328	\$3,900	\$8,032	\$1,620	\$2,592	\$2,016
Parks/Recreation/Park Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AG Preservation	\$0	\$0	\$7,185	\$6,721	\$0	\$0	\$0
Other Misc. PF Fees	\$0	\$2,813	\$360	\$0	\$4,080	\$0	\$1,570
Subtotal	\$20,142	\$11,141	\$11,445	\$14,753	\$5,700	\$2,592	\$3,585
Infrastructure							
Water	\$54,502	\$29,263	\$25,353	\$47,978	\$12,360	\$29,676	\$34,474
Wastewater	\$90,047	\$33,557	\$87,341	\$94,414	\$8,400	\$21,283	\$20,376
Storm Drainage	\$43,839	\$14,653	\$29,904	\$98,184	\$24,960	\$0	\$45,441
Transportation/Street Improvements	\$116,114	\$7,968	\$10,434	\$175,734	\$34,560	\$14,088	\$11,574
Traffic Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$304,502	\$85,441	\$153,031	\$416,310	\$80,280	\$65,047	\$111,865
Other Agencies							
County Facilities Fee	\$1,320	\$1,320	\$1,320	\$1,320	\$990	\$990	\$990
Regional Transportation Fee	\$5,700	\$5,700	\$5,700	\$5,700	\$9,660	\$9,660	\$9,660
Habitat Mitigation	\$21,235	\$21,235	\$21,235	\$21,235	\$0	\$0	\$0
School Districts	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240
Fire Districts	\$6,473	\$2,580	\$540	\$0	\$1,920	\$0	\$0
Subtotal	\$37,968	\$34,075	\$32,035	\$31,495	\$15,810	\$13,890	\$13,890
Total	\$362,612	\$130,657	\$196,512	\$462,558	\$101,790	\$81,529	\$129,340
Total Fees/ Sq. Ft	\$60.44	\$21.78	\$32.75	\$77.09	\$16.97	\$13.59	\$21.56
Total Fees/Land Sq. Ft	\$3.06	\$1.10	\$1.66	\$3.90	\$0.86	\$0.69	\$1.09
<i>Increase/(Decrease) from Ripon Fees</i>		<i>(\$231,955)</i>	<i>(\$166,100)</i>	<i>\$99,946</i>	<i>(\$260,822)</i>	<i>(\$281,083)</i>	<i>(\$233,272)</i>
<i>% Increase/ Decrease</i>		<i>-64%</i>	<i>-46%</i>	<i>28%</i>	<i>-72%</i>	<i>-78%</i>	<i>-64%</i>

Project Assumptions:
Site Acreage: 2.72 acres
Building Sq Ft: 6,000 SF
FAR: 0.05

Ripon

Public Buildings fee includes city hall, corporation yard, and police fees.
 Other Misc. PF Fees exclude general mitigation and garbage fees.
 Traffic Signals assume 6.97 trip end units per 1,000 square feet.

Lathrop

Public Buildings include municipal service facilities fee.
 Other Misc. PF Fees include administration fees.
 Water includes surface water supply buy-in and water system buy-in fees. Assumes 2" Domestic meter and 1" Irrigation meter.
 Wastewater includes sewer collection system fee. Assumes 2" Domestic meter.
 Transportation/Street Improvements include local transportation fees.

Manteca

Other Misc. Public Facility Fees includes a major equipment fee.
 Water includes New Connection to City Water and Well Water fees. Assumes 2" Domestic meter and 1" Irrigation meter.
 Sewer includes the Phase 3 Connection and Sewer PFIIP fees. Assumes 2" Domestic meter and 3,000 gallons per day per acre.

Tracy

Wastewater includes NEI Phase 2 collection system improvements, treatment plant upgrade, and CFD 89-1 reimbursement fees.
 Storm Drainage includes NEI Phase 2 watershed improvements, land/easement acquisitions, and CFD 89-1 reimbursement fees.
 Transportation/Street Improvements include NEI Phase 2 arterial upgrades, RSP reimbursement, and land/easements acquisition fees.

Riverbank

Other Misc. PF Fees include administration fees.

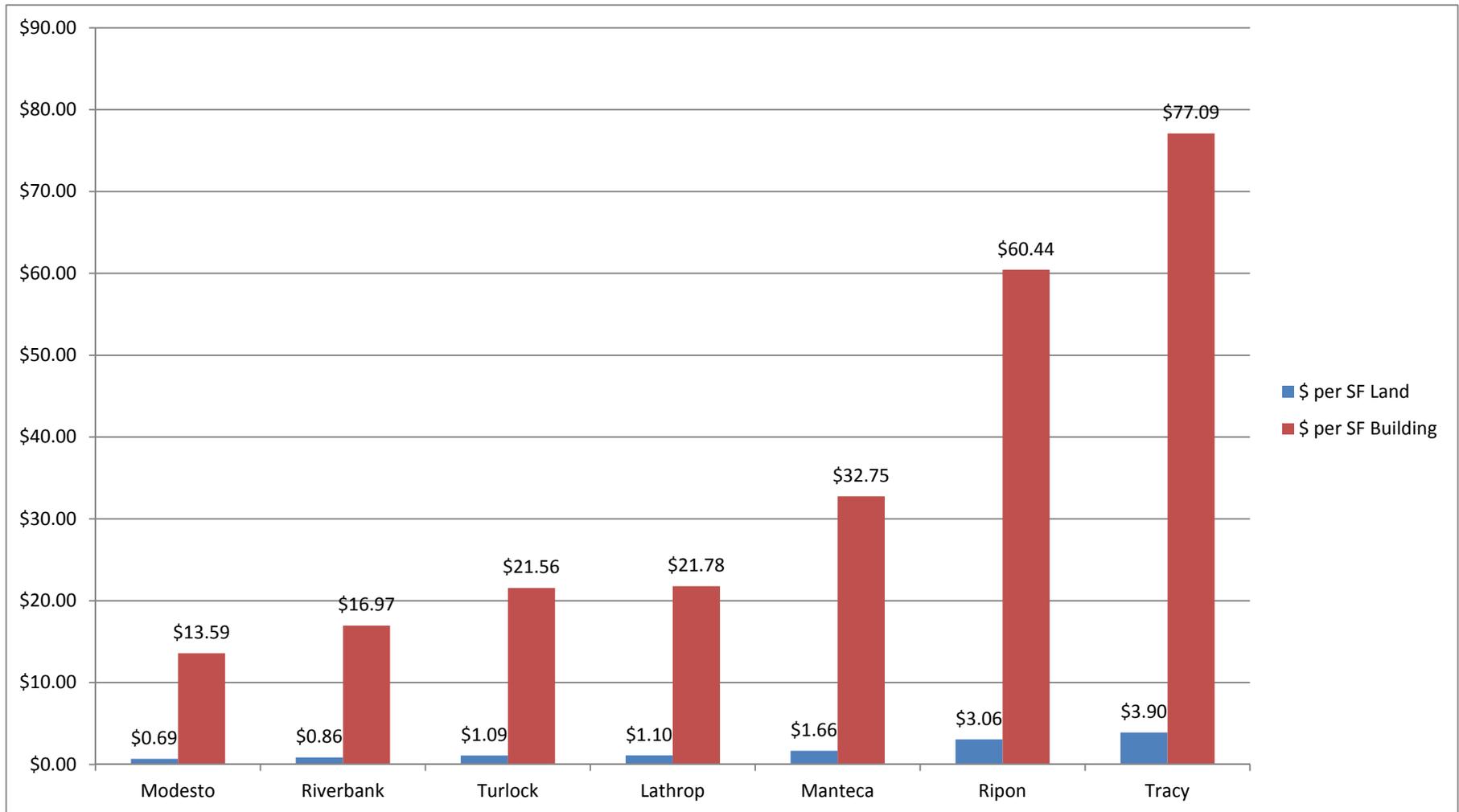
Modesto

Other Misc. PF Fees include public transportation, air quality, fire, and administration fees.
 Water includes connection charge, water main installation charge, water service installation charge, and water meter fees. Assumes 4" Domestic meter and 1" Irrigation meter.
 Wastewater includes a wastewater capacity charge, subtrunk charge, and lateral charge fees.
 Modesto does not have an impact fee for storm drainage facilities. A monthly storm drainage charge is included in utility bills.

Turlock

Other Misc. PF Fees include fire and administration fees.

**Graph 6
City of Ripon
Development Impact Fee Comparison - Per Building or Land Sq. Ft.
Light Industrial (6,000 SF)**



**Table 7
City of Ripon
Development Impact Fee Comparison
Light Industrial (10,725 SF)**

City:	Project Assumptions:						
	Current Ripon Fees	Lathrop	Manteca	Tracy	Riverbank	Modesto	Turlock
Site Location:	N/A	East Lathrop	N/A	NEI Phase 2	N/A	N/A	Westside Industrial
Public Facility Fees							
Public Buildings	\$33,990	\$14,886	\$6,971	\$13,554	\$2,896	\$4,633	\$3,603
Parks/Recreation/Park Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AG Preservation	\$0	\$0	\$12,125	\$11,342	\$0	\$0	\$0
Other Misc. PF Fees	\$0	\$3,500	\$644	\$0	\$7,293	\$0	\$2,806
Subtotal	\$33,990	\$18,387	\$19,740	\$24,896	\$10,189	\$4,633	\$6,409
Infrastructure							
Water	\$91,973	\$29,263	\$25,353	\$80,963	\$22,094	\$32,352	\$38,293
Wastewater	\$151,955	\$33,557	\$148,957	\$159,323	\$15,015	\$32,320	\$23,590
Storm Drainage	\$73,978	\$24,726	\$50,462	\$165,685	\$44,616	\$0	\$76,682
Transportation/Street Improvements	\$195,942	\$14,243	\$18,651	\$296,551	\$61,776	\$25,182	\$20,688
Traffic Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc. Infrastructure Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$513,847	\$101,789	\$243,423	\$702,522	\$143,501	\$89,854	\$159,253
Other Agencies							
County Facilities Fee	\$2,360	\$2,360	\$2,360	\$2,360	\$1,770	\$1,770	\$1,770
Regional Transportation Fee	\$10,189	\$10,189	\$10,189	\$10,189	\$17,267	\$17,267	\$17,267
Habitat Mitigation	\$35,834	\$35,834	\$35,834	\$35,834	\$0	\$0	\$0
School Districts	\$5,792	\$5,792	\$5,792	\$5,792	\$5,792	\$5,792	\$5,792
Fire Districts	\$11,570	\$4,612	\$965	\$0	\$3,432	\$0	\$0
Subtotal	\$65,743	\$58,786	\$55,139	\$54,174	\$28,260	\$24,828	\$24,828
Total	\$613,580	\$178,961	\$318,302	\$781,592	\$181,950	\$119,315	\$190,490
Total Fees/ Sq. Ft	\$57.21	\$16.69	\$29.68	\$72.88	\$16.97	\$11.12	\$17.76
Total Fees/Land Sq. Ft	\$3.07	\$0.90	\$1.59	\$3.91	\$0.91	\$0.60	\$0.95
<i>Increase/(Decrease) from Ripon Fees</i>		(\$434,619)	(\$295,278)	\$168,012	(\$431,631)	(\$494,265)	(\$423,090)
<i>% Increase/ Decrease</i>		-71%	-48%	27%	-70%	-81%	-69%

Ripon

Public Buildings fee includes city hall, corporation yard, and police fees.
Other Misc. PF Fees exclude general mitigation and garbage fees.
Traffic Signals assume 6.97 trip end units per 1,000 square feet.

Lathrop

Public Buildings include municipal service facilities fee.
Other Misc. PF Fees include administration fees.
Water includes surface water supply buy-in and water system buy-in fees. Assumes 2" Domestic meter and 1" Irrigation meter.
Wastewater includes sewer collection system fee. Assumes 2" Domestic meter.
Transportation/Street Improvements include local transportation fees.

Manteca

Other Misc. Public Facility Fees includes a major equipment fee.
Water includes New Connection to City Water and Well Water fees. Assumes 2" Domestic meter and 1" Irrigation meter.
Sewer includes the Phase 3 Connection and Sewer PFIP fees. Assumes 2" Domestic meter and 3,000 gallons per day per acre.

Tracy

Wastewater includes NEI Phase 2 collection system improvements, treatment plant upgrade, and CFD 89-1 reimbursement fees.
Storm Drainage includes NEI Phase 2 watershed improvements, land/easement acquisitions, and CFD 89-1 reimbursement fees.
Transportation/Street Improvements include NEI Phase 2 arterial upgrades, RSP reimbursement, and land/easements acquisition fees.

Riverbank

Other Misc. PF Fees include administration fees.

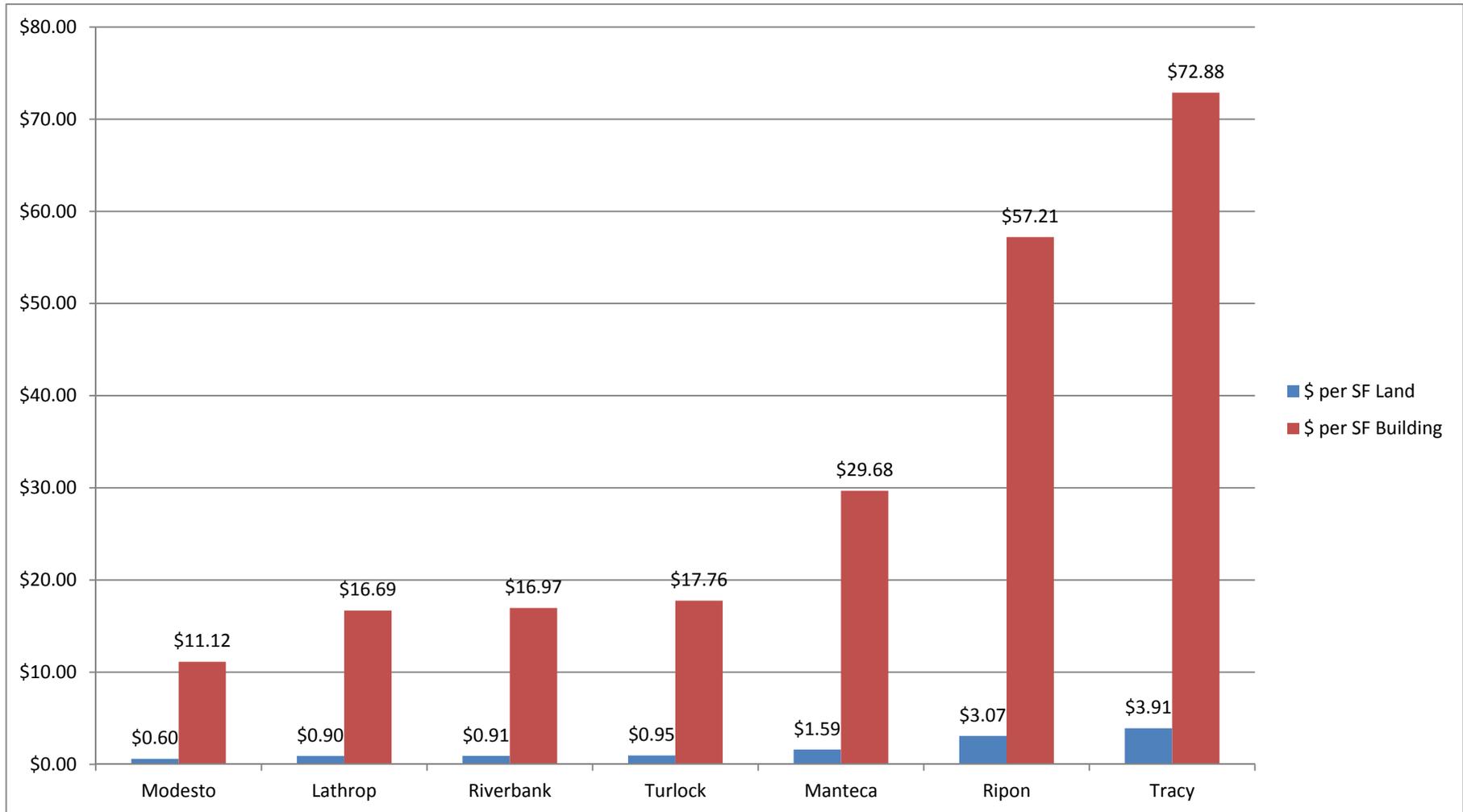
Modesto

Other Misc. PF Fees include public transportation, air quality, fire, and administration fees.
Water includes connection charge, water main installation charge, water service installation charge, and water meter fees. Assumes 4" Domestic meter and 1" Irrigation meter.
Wastewater includes a wastewater capacity charge, subtrunk charge, and lateral charge fees.
Modesto does not have an impact fee for storm drainage facilities. A monthly storm drainage charge is included in utility bills.

Turlock

Other Misc. PF Fees include fire and administration fees.

**Graph 7
City of Ripon
Development Impact Fee Comparison - Per Building or Land Sq. Ft.
Light Industrial (10,725 SF)**



To: City Council

**From: Ted Johnston
Public Works Director**

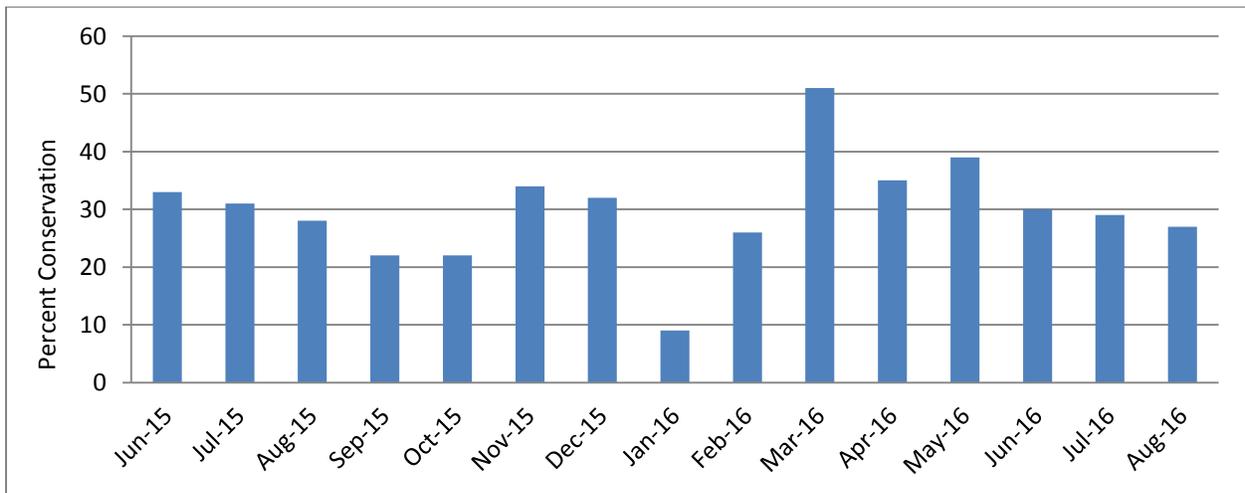
Subject: Water Conservation Goals

BACKGROUND

The City has been operating under an adopted statewide water conservation order since April 2015 that required Ripon to achieve 33 percent¹ water conservation as compared to the actual volume of water used in the year 2013. Since the start of the drought, the City has made significant efforts to increase the conservation of water in Ripon, including:

- Installed 2,011 water meters on services that were previously un-metered and started to bill these customers by the actual water used;
- Updated the telemetry system to provide hourly water use to residents via an easy to use website or mobile phone application;
- Set water conservation regulations and increased enforcement efforts;
- Providing rebates to customers who purchased an EPA Smart irrigation controller or switched out a shower head to a low flow model;
- Public outreach campaign that included water audits, assistance setting irrigation timers, sent mailers to water customers with tips to conserve water, and attended local fairs to answer questions.

To date, these efforts have resulted in an overall water conservation of 29.9 percent since June 2015, as compared to water use in 2013. The following figure summarizes the monthly water conservation since the City started reporting water conservation to the State.



¹ On November 13, 2015, the City’s prior urban water restriction of 36 percent was adjusted to 33 percent as a result of Executive Order B-36-15, considering location specific weather and growth.

DISCUSSION

On May 18, 2016, the State Water Resources Control Board adopted a statewide water conservation approach that allows urban water suppliers to replace their prior state-assigned percentage target reduction with a localized “stress test” approach. The purpose of the three-year “stress test” was to acknowledge both the level of water supplies available to different areas, through improved hydrology and/or significant investments made by local agencies.

For water suppliers that determined they would experience shortage conditions during the three-year study period are now required to meet a conservation standard equal to the shortage level. For example, a supplier with a 12 percent shortage will now have a 12 percent conservation standard. Water suppliers that show no shortage conditions during the three-year study are limited to their 2013 water use and encouraged to conserve more.

In determining the City’s future water supply, staff used the decrease in groundwater levels during the recent drought conditions as an indicator for estimating future groundwater levels. In the last 3 years the groundwater levels have decreased on an average of one foot per year, assuming that the groundwater level rate of decrease remains the same, the City would still have a more than adequate water supply in the case of an additional three years of drought.

Moving forward, the City needs to determine the appropriate water conservation goal to meet. Staff is suggesting the City Council consider either (1) continue with the current conservation standard of 33 percent, (2) use 25% based on the State’s overall reduction goal, or (3) select another conservation standard that is appropriate for Ripon.

CITY COUNCIL ACTION

Consider implementing a conservation goal for the City of Ripon, staff is recommending the goal of 25% and continue the enforcement of the current water use restrictions.



MEMO

TO: Honorable City Council

FROM: Kevin Werner

SUBJECT: Sustainable Groundwater Management Act Update

DATE: September 6, 2016

In September 2014, Governor Brown signed a three-bill package known as the Sustainable Groundwater Management Act (SGMA). The legislation provides a framework for sustainable management of groundwater supplies by local authorities. SGMA requires all high-priority and medium-priority groundwater basins, as designated by the California Department of Water Resources, be managed by a Groundwater Sustainability Agency (GSA). A local public agency or combination of local public agencies overlying a designated basin may elect to become a GSA if the agency (or agencies) has (or have) water supply, water management or land use responsibilities.

SGMA establishes minimum standards for sustainable groundwater management and conveys a great deal of authority to the GSA to achieve sustainability, including:

- Adopt and fund a Groundwater Sustainability Plan in order to meet SGMA sustainability goals;
- Control groundwater extraction by regulating, limiting, or suspending extractions from existing or proposed groundwater wells;
- Impose spacing requirements on new groundwater well construction as well as requiring extractors to operate wells on a rotational basis;
- Acquire or augment local water supplies to enhance the sustainability of the groundwater basin.

By June 30, 2017 local agencies are required to have created a GSA, or multiple GSAs, covering the entire groundwater basin. Within the Eastern San Joaquin County Groundwater Basin, which Ripon is located within, there are 22 eligible agencies that can form separate GSAs. Although this is possible, the statute intends for local agencies to work cooperatively to satisfy SGMA requirements. These 22 agencies have been meeting since September 2015 to coordinate GSA boundaries and at this time it seems that multiple agencies will combine to form a limited number of GSAs overlying the Basin.

In October 2015, SSJID (along with other agencies within the Basin) elected and filed to become a GSA within its service boundaries, which included the Cities of Ripon, Manteca, and Escalon. With the submittal of SSJID's application, a 90-day notice period started for another agency with overlapping jurisdiction to submit an application. During the 90-day notice period, San Joaquin County strategically decided to also submit a GSA application for the county boundary, which overlapped with SSJID's application boundaries.

This action stopped the 90-day notice period and provided additional time for SSJID (and the other agencies within the Basin that submitted GSA applications) to coordinate GSA boundaries and discuss GSA governance alternatives.

Staff believes there are advantages to Ripon by participating in a GSA with SSJID, Escalon, and Manteca. Staff members from the respective agencies have been discussing how the GSA would be formed – either by way of a Joint Powers Agreement (JPA), a Memorandum of Agreement (MOA) or other legal agreement. At this point in time, the cities and SSJID are planning to meet with elected representatives from each entity (e.g., 2x2x2x2 meeting) for initial feedback on the governance and then bring forward a proposal to each agency's respective elected body for approval.



City of Ripon

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VICE MAYOR

Dean Uecker

COUNCIL MEMBERS

Michael Restuccia

Mark Winchell

Leo Zuber

CITY ADMINISTRATOR/ CITY ENGINEER

Kevin Werner

CITY ATTORNEY

Thomas Terpstra

CITY CLERK/FINANCE DIRECTOR

Lisa Roos

DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

Ken Zuidervaart

DIRECTOR OF PUBLIC WORKS

Ted Johnston

DIRECTOR OF RECREATION

Kye Stevens

REPORT

PARKS AND RECREATION

TO: HONORABLE CITY COUNCIL

FROM: KEVIN WERNER AND KYE STEVENS

DATE: 07 SEP 16

RE: PUBLIC DISCUSSION ITEM – TPR LEASE OF MISTLIN

TPR Baseball has been operating tournaments in Ripon for the past 10 years and is one of the largest organizations offering youth tournaments in Northern California. A typical TPR Tournament includes 80-100 teams ranging in age from 8-18 years operated at 3-5 different sites throughout Northern California with the Mistlin Sports Park in Ripon as the headquarters or main site. This usually means approximately 60 teams will play in Ripon every time there is a tournament held.

The City of Ripon and TPR Baseball first entered into a lease agreement when they were the most qualified and highest bidder on July 1, 2014 and then the lease was renewed for 5 years in January 2016. This lease provides the following benefits to the City of Ripon:

- **Support of local businesses** – Those who participate in TPR tournaments in Ripon tend to fill up their cars with gas, stay at hotels, dine and shop in Ripon while they are here.
- **Economic Development** - The number of teams that are participating in TPR weekday leagues and weekend tournaments continues to increase over time. The increase in the number of visitors to Ripon on a regular and consistent basis will increase the chances that new businesses will decide to locate in Ripon.
- **General fund revenue** – The lease provides an annual revenue stream to the City's general fund of \$176,000 per year that will increase every year of the lease

(based on fiscal year 2015-16 revenue, which is increased every year based on the Consumer Price Index) plus at least another \$11,000 per year for concessions (20% of gross sales). The City's general fund revenue supports police services, park maintenance, recreation programs, and general administration of the city.

- **City Park and Rec league use** – The lease allows for City Parks and Recreation programs to use of the fields for their tee ball, baseball, and softball leagues during the months of May and June free of charge every year. During all of the City sponsored events, TPR does not charge an entrance fee or perform bag checks.
- **Almond Blossom, 4th of July, and Hot Air Balloon Festivals** – the lease allows the City free use of the facility for all of these events for Ripon Residents every year.
- **Public Use** – The lease also provides access to the general public on Tuesdays and Thursdays from 330pm – 500pm (all rules for City of Ripon parks apply during the public use times).

There have been a number of comments made regarding TPR baseball and the lease with the city over the last few months including the following:

1. Poor field maintenance
2. Collecting entrance fees when teams have rented a field for a team practice that takes place at the same time as TPR league games
3. Bag searches during league nights or tournament play
4. Financial reporting, particularly concession revenue for the rained out tournament from March 2016
5. Public Access on Tuesdays and Thursdays

Staff has been looking into all of the comments and will address these concerns at the Council Meeting.

Successor Agency

Ripon Redevelopment Successor Agency Minutes

TUESDAY, SEPTEMBER 13, 2016

AFTER COUNCIL MEETING

ROLL CALL: Directors Leo Zuber, Mark Winchell, Michael Restuccia, Vice Chairman Dean Uecker.

Absent: Chairman Jacob Parks.

OTHERS PRESENT: City Administrator Kevin Werner, City Attorney Tom Terpstra, Planning Director Ken Zuidervaart, Recreation Director Kye Stevens, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Dan Brannon, Colleen Medeiros, Connie Jorgensen, Daniel de Graaf, Jaime Fountain, Gaynl Trotter, Chris Crandall, Jeff Hutchison, Ripon Boy Scout Troop 414, Danielle Pierce, James Kelly, Roger Valdez, Lance Boullion.

PUBLIC DISCUSSION: No one from the public wished to speak at this time.

APPROVE OF MINUTES: **MOTION:** MOVED/SECONDED (RESTUCCIA,WINCHELL) AND CARRIED BY A 4-0 (PARKS ABSENT) VOTE TO APPROVE THE MINUTES OF THE SUCCESSOR AGENCY MEETING ON JULY 12, 2016.

CONSENT CALENDAR

NOTES:

1. Miscellaneous Items

A. SALE OF PROPERTY

211 AND 239 S. STOCKTON STREET Award the bid in the amount of \$281,000.00 and direct staff to process the appropriate paperwork to facilitate the transaction.

****END OF CONSENT CALENDAR****

MOTION: MOVED/SECONDED (RESTUCCIA,ZUBER) AND CARRIED BY A 4-0 (PARKS ABSENT) VOTE TO APPROVE THE CONSENT CALENDAR.

There being no further business, the meeting adjourned at 8:16 p.m.

(Signed) Jacob Parks
Chairman

(Signed) Ken Zuidervaart
Secretary

Ripon Redevelopment Successor Agency Agenda

TUESDAY, SEPTEMBER 13, 2016

AFTER COUNCIL MEETING

ROLL CALL: Directors Leo Zuber, Mark Winchell, Michael Restuccia, Vice Chairman Dean Uecker, Chairman Jake 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 July 12, 2016.

CONSENT CALENDAR

NOTES:

1. Miscellaneous Items

A. SALE OF PROPERTY

211 AND 239 S. STOCKTON STREET

Award the bid in the amount of \$281,000.00 and direct staff to process the appropriate paperwork to facilitate the transaction.

****END OF CONSENT CALENDAR****

Adjournment:

Time:

Respectfully submitted,

Ken Zuidervaart
Secretary

Ripon Redevelopment Successor Agency Minutes

TUESDAY, JULY 12, 2016

AFTER COUNCIL MEETING

ROLL CALL: Directors Leo Zuber, Michael Restuccia, Vice Chairman Dean Uecker, Chairman Jacob Parks.

Absent: Director Mark Winchell

OTHERS PRESENT: Executive Director Kevin Werner, Deputy City Attorney Stacy Henderson, Secretary Ken Zuidervaart, City Clerk Lisa Roos, Deputy City Clerk Tricia Raymond, Information Systems Technician Joshua Brenner, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, Recreation Director Kye Stevens, Engineering Supervisor James Pease, Chris Lake, Jaime Fountain.

PUBLIC DISCUSSION: No one from the public wished to speak at this time.

APPROVE OF MINUTES: MOTION: MOVED/SECONDED (RESTUCCIA, UECKER) AND CARRIED BY A 4-0 (WINCHELL ABSENT) VOTE TO APPROVE THE MINUTES OF THE SUCCESSOR AGENCY MEETING ON JUNE 14, 2016.

CONSENT CALENDAR

NOTES:

1. Resolution

- A. RESOLUTION NO. 16-__
RESOLUTION OF THE BOARD OF
THE RIPON REDEVELOPMENT
SUCCESSOR AGENCY A)
DECLARING INTENTION TO SELL
PROPERTY LOCATED AT 211 AND
239 S. STOCKTON STREET AND
SETTING THE TERMS AND
CONDITIONS OF THE SALE;
SETTING THE DATE, TIME AND
PLACE FOR EXAMINING
PROPOSALS; DIRECTING THE
POSTING AND PUBLISHING OF THE
NOTICE OF SALE; AND
DETERMINING THAT THE
PROPOSED SALE IS EXEMPT FROM
REVIEW UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT
PURSUANT TO SECTION 15312 OF
THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT
GUIDELINES RELATING TO SALES
OF SURPLUS GOVERNMENT

This resolution declares intent to sell City of Ripon owned property located at 211 and 239 S. Stockton Street.

PROPERTY; AND B) AUTHORIZING
THE CHAIRMAN OR HIS DESIGNEE
TO EXECUTE NOTICES, CONSENTS,
ESCROW INSTRUCTIONS,
APPROVALS, AMENDMENTS,
TERMINATIONS AND OTHER
DOCUMENTS IN CONNECTION
WITH THE PURCHASE AND SALE
AGREEMENT

****END OF CONSENT CALENDAR****

MOTION: MOVED/SECONDED (RESTUCCIA, ZUBER) AND CARRIED BY A 4-0 (WINCHELL
ABSENT) VOTE TO APPROVE THE CONSENT CALENDAR.

There being no further business, the meeting adjourned at 6:45 p.m.

(Signed) Jacob Parks
Chairman

(Signed) Ken Zuidervaart
Secretary

CONSENT CALENDAR

Miscellaneous Items



Successor Agency Staff Report

Successor Agency Meeting September 13, 2016

Item Title: *Disposition of Property located at 211 and 239 S. Stockton Avenue.*

Staff: *Ken Zuidervaart, Director of Planning*

Background:

Pursuant to AB 1484, the City of Ripon adopted a Long Range Property Management Plan (LRPMP) which deals with the disposition of real property it received from the Dissolved RDA. In the LRPMP the City of Ripon's Successor Agency determined that the planned disposition of the property located at 211 and 239 S. Stockton Avenue would be to sell the property to the highest responsive bidder. Pursuant to the LRPMP, the Successor Agency had the property appraised in January of 2016, and the value of the property at that time was determined to be \$280,000.

The property was marketed from July 12, 2016 to August 31, 2016 with bids due no later than 5:00 PM on August 31st. The City received one (1) bid for the property, which met all the requirements and the minimum bid requirement. The bid received for the property was \$281,000 and the minimum bid required was \$280,000. Any future development on the property will be subject to the appropriate planning application process and will be subject to Planning Commission approval.

Recommended Action:

“The Ripon Successor Agency accepts the bid for 211 and 239 S. Stockton Street and directs staff to process the appropriate paperwork to facilitate the transaction.”