
Ripon City Council Minutes

TUESDAY, JANUARY 17, 2012 - 7:00 P.M.

PLEDGE OF ALLEGIANCE: The meeting was called to order as indicated at 7:00 p.m. with Council Member Winn leading in the Pledge Allegiance to the Flag.

INVOCATION: Pastor Terrie Johnson gave the invocation.

ROLL CALL: Council Members Dean Uecker, Chuck Winn, Vice-Mayor Garry Krebbs, Mayor Elden R. Nutt
Absent: Council Member Charlie Gay

OTHERS PRESENT: City Attorney Tom Terpstra, City Engineer Kevin Werner, Planning Director Ken Zuidervaart, Recreation Director Kye Stevens, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, City Clerk Lynette Van Laar, Deputy City Clerk Jeanne D. Hall, Information Systems Technician Dan Brannon, Terrie Johnson, John Heida, Eric Vander Veen Hayley McManis, Joshua Lev, Danielle Pierce, Kristen Hennings, Anna Lovecchio.

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

APPROVAL OF MINUTES: MOTION: MOVED/SECONDED (KREBBS, UECKER) AND CARRIED BY A 4-0 (GAY ABSENT) VOTE TO APPROVE THE MINUTES OF THE REGULAR RIPON CITY COUNCIL MEETING OF JANUARY 3, 2012.

APPROVAL OF AGENDA AS POSTED (OR AMENDED): MOTION: MOVED/SECONDED (KREBBS, UECKER) AND CARRIED BY A 4-0 (GAY ABSENT) VOTE TO APPROVE THE AGENDA AS POSTED.

CONSENT CALENDAR

Notes:

1. Income

A. STATE OF CALIFORNIA	
Highway Users Tax	\$34,677.76
B. T-MOBILE	
CPI - Base Rent	\$803.18

2. Bills, Invoices, Payments

A. ASPEN SURVEY COMPANY, INC.	
Jack Tone Road Park & Ride Lot	
Progress Payment	\$3,125.00
B. CAVES & ASSOCIATES	
Professional Services	\$150.00
C. THOMAS H. TERPSTRA - ATTORNEY AT LAW	
General Matters	\$7,599.50
Police Department Matters	\$1,571.30
Ripon Police Officers Association v. City	<u>\$2,227.00</u>
	\$11,397.80
D. LEAGUE OF CALIFORNIA CITIES	
Annual Due for 2012	\$5,507.00
E. DAVE UECKER CONSTRUCTION, INC.	
Alley Improvements between Acacia and Elm Street	
Progress Payment	\$31,812.32

CONSENT CALENDAR, continued:

3. Resolutions

A. RESOLUTION NO. 12-2

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
ACCEPTING A PUBLIC UTILITY
EASEMENT DEED TO CERTAIN REAL
PROPERTY TO THE CITY OF RIPON

This resolution established s a Public
Utility Easement on property located at
205 Franklin Lane.

B. RESOLUTION NO. 12-3

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
ACCEPTING A DEED TO CERTAIN REAL
PROPERTY TO THE CITY OF RIPON

This resolution accepts a deed for a road
dedication for property adjacent to
205 Franklin Lane.

C. RESOLUTION NO. 12-4

RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
ACCEPTING THE CITY OF RIPON
FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT
JUNE 30, 2011

This resolution accepts the financial
statements and independent auditor's
report prepared by Croce & Co.

D. RESOLUTION NO. 12-5

RESOLUTION OF THE CITY OF
RIPON ACCEPTING THE CITY OF RIPON
MONEY PURCHASE THRIFT PENSION
PLAN FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT
JUNE 30, 2011 and 2010

This resolution accepts the money
purchase thrift pension plan financial
statements and independent auditor's report
prepared by Croce & Co.

CONSENT CALENDAR, continued:

4. Miscellaneous Items

A. COUNCIL REORGANIZATION POLICY

Ad hoc Committee

Approve the appointment of Council Members Gay and Uecker to an ad hoc committee to consider a new rotation policy for city council members.

👉 End of Consent Calendar 👈

MOTION: MOVED/SECONDED (UECKER, KREBBS) AND CARRIED BY A 4-0 (GAY ABSENT) VOTE TO APPROVE THE CONSENT CALENDAR.

5. RESOLUTIONS

Notes:

A. RESOLUTION NO. 12-6

A RESOLUTION OF THE CITY
COUNCIL OF THE CITY OF RIPON
PURSUANT TO ASSEMBLY BILL 936
CONCERNING FORGIVENESS OF LOANS,
ADVANCES, OR OTHER INDEBTEDNESS

This resolution declares that the City of Ripon has not forgiven, and does not intend to forgive the repayment of any indebtedness owed to the City by the Redevelopment Agency during the period of time from January 1, 2010 and December 31, 2011.

City Attorney Terpstra said that this resolution is a state requirement; it declares that the City has not forgiven any debts. He offered to answer any questions about the process.

MOTION: MOVED/SECONDED (UECKER, KREBBS) AND CARRIED BY A 4-0 (GAY ABSENT) VOTE TO APPROVE RESOLUTION NO. 12-6.

B. RESOLUTION NO. 12-7

A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF
RIPON, MAKING AN ELECTION IN
CONNECTION WITH SERVING AS A
SUCCESSOR AGENCY UNDER PART 1.85
OF THE CALIFORNIA COMMUNITY
REDEVELOPMENT LAW AND TAKING
CERTAIN ACTIONS IN CONNECTION
THEREWITH

This resolution affirms the Ripon City Council's intention to serve as the Successor Agency upon the dissolution of the Ripon Redevelopment Agency; adopts the Enforceable Obligation Payment Schedule; and that the affordable housing functions will transfer to the San Joaquin Housing Authority.

City Attorney Terpstra stated that this resolution does three things to dissolve the Redevelopment Agency by operation of law. First, it declares the City Council to be the Successor Agency as the Redevelopment Agency is winding down. Second, it includes an Enforceable Obligation Payment Schedule to be forwarded to those who will handle the wind down of the Agency. Third, the City selects not to retain the affordable housing program, and the existing records will be transferred to the San Joaquin County Housing Authority. The City made this selection because there are no funds for new projects, and to keep the program, the City would still have ongoing obligations, covenants, and program requirements which would essentially become unfunded mandates. This is an opportunity to transfer the housing program to the county.

Council Member Winn asked if there are guidelines for use of the administrative fee.

Terpstra said that the administrative fee will be available for up to three years to pay staff and Council as the Agency winds down.

Winn asked what will be done with unexpended funds.

Terpstra said that it is premature to speculate about the fee. He said that we are still getting guidelines, and there may not be any money left.

MOTION: MOVED/SECONDED (UECKER, KREBBS) AND CARRIED BY A 4-0 (GAY ABSENT)
VOTE TO APPROVE RESOLUTION NO. 12-7.

6. DISCUSSION ITEMS

Notes:

A. FIREWORKS SHOW

July 4, 2012
Discussion/Action

Council Member Uecker has requested a discussion regarding a July 4, 2012 fireworks show.

Council Member Uecker said that he would like to put a flyer in with the water bill to raise funds for the 2012 fireworks show. He said that the same people will be on the committee as last year, and the first meeting will be on the 24th. Uecker thanked Heida Computers for preparing the flyer.

Vice Mayor Krebs asked if there is a budget.

Uecker said that there is money left from last year, and we can print the flyer in-house.

MOTION: MOVED/SECONDED (KREBBS, WINN) AND CARRIED BY A 4-0 (GAY ABSENT) VOTE TO APPROVE PROCEEDING WITH THE 2012 FIREWORKS SHOW, AND AUTHORIZE INSERTING THE FLYER IN THE WATER BILL.

B. POLICE ACTIVITIES LEAGUE BUILDING

Lease Vacant Building
303 W. Main Street
Discussion/Action

Consider offering the vacant PAL building for lease to the General Public.

Planning Director Zuidervaart said that Police Chief Ormonde was approached by a nonprofit to use the vacant PAL building free of charge. Ormonde explained that the decision has to be made by the Council. Zuidervaart said that staff has discussed the possibility, and decided that it would be better to lease the building to bring in revenue. He said that a local real estate broker made recommendations about the building. It is 5,800 sq. ft. and at 90¢ a sq. ft., so the building could rent for \$5,200.00 per month. The building could be broken up into four separate units because there are four meters. The lease could be negotiated to get the improvements done. Zuidervaart also said that there is no one interested at this point.

Council Member Uecker said that the building should not be left vacant. He said that we would have to be careful about giving it to a nonprofit.

Vice Mayor Krebs agreed saying that the building needs repair, and we would still have the liability, but we would receive nothing if we gave it to a nonprofit. If we lease it, we would at least have some money coming in.

Mayor Nutt said it would be a good move to lease it.

Zuidervaart said he called a leasing agent and they charge 6%. He said that this agent handles the Schemper's shopping center, and other commercial centers in Ripon.

Uecker said he would like a local agent to handle the lease.

MOTION: MOVED/SECONDED (KREBBS, UECKER) AND CARRIED BY A 4-0 (GAY ABSENT)
VOTE TO APPROVE LEASING THE PAL BUILDING.

REPORTS

Department Heads: Public Works Director Johnston reported that he is still gathering cost estimates to refurbish the old museum in Stouffer Park.

City Council: No Reports.

There being no further business, the meeting adjourned at 7:28 p.m.

(Signed) Elden R. Nutt

Mayor

ATTEST:

(Signed) Jeanne D. Hall

Deputy City Clerk

REDEVELOPMENT AGENCY:

There being no further business, the meeting adjourned at 7:29 p.m.

(Signed) Elden R. Nutt

Chairman

ATTEST:

(Signed) Jeanne D. Hall

Deputy City Clerk

Ripon Community Redevelopment Agency Minutes

**TUESDAY, JANUARY 17, 2012
AFTER COUNCIL MEETING**

ROLL CALL: Directors Dean Uecker, Chuck Winn, Vice-Chairman Garry Krebs, Chairman Elden R. Nutt.

Absent: Director Charlie Gay

OTHERS PRESENT: City Engineer Kevin Werner, City Attorney Tom Terpstra, Secretary Ken Zuidervaart, City Clerk Lynette Van Laar, Deputy City Clerk Jeanne D. Hall, Information Systems Technician Dan Brannon, Director of Public Works Ted Johnston, Police Chief Ed Ormonde, Recreation Director Kye Stevens, Terrie Johnson, John Heida, Eric Vander Veen Hayley McManis, Joshua Lev, Danielle Pierce, Kristen Hennings, Anna Lovecchio.

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

APPROVE OF MINUTES: MOTION: MOVED/SECONDED (UECKER, KREBBS) AND CARRIED BY A 4-0 (GAY ABSENT) VOTE TO APPROVE THE MINUTES OF THE REDEVELOPMENT AGENCY MEETING OF DECEMBER 20, 2011.

CONSENT CALENDAR

1. Bills, Invoices, Payments

A.	THOMAS H. TERPSTRA - ATTORNEY AT LAW		
	Redevelopment Matters		\$480.00
B.	NICRO, INC.		
	Old Library and Police Dispatch		\$2,098.80
C.	A.M. STEPHENS CONSTRUCTION COMPANY		
	Main Street Parking Lot and Lighting 2011		
	Invoice #6003	\$12,375.00	
	Invoice #5984	\$20,573.20	
	Progress Payment	<u><u>TOTAL</u></u>	\$32,948.20

CONSENT CALENDAR, continued:

2. Resolutions

Notes:

A. RESOLUTION NO. 12-1

RESOLUTION OF THE
REDEVELOPMENT AGENCY OF
THE CITY OF RIPON ACCEPTING THE
REDEVELOPMENT AGENCY COMPONENT
UNIT ANNUAL FINANCIAL REPORT FOR
THE YEAR ENDING
JUNE 30, 2011

This resolution accepts the
Redevelopment Agency component unit
annual financial report

B. RESOLUTION NO. 12-2

A RESOLUTION OF THE RIPON
REDEVELOPMENT AGENCY
PURSUANT TO ASSEMBLY BILL 936
CONCERNING FORGIVENESS OF LOANS,
ADVANCES, OR OTHER INDEBTEDNESS

This resolution declares that the Ripon
Redevelopment Agency has not
forgiven, and does not intend to forgive
the repayment of any indebtedness
owed to the Agency by any public body
during the period of time from
January 1, 2010 and December 31,
2011. Furthermore, this resolution
declares that no public body has
forgiven the repayment of any
indebtedness owed by the Agency
during the period of time from
January 1, 2010 and December 31,
2011.

End of Consent Calendar

MOTION: MOVED/SECONDED (KREBBS, UECKER) AND CARRIED BY A 4-0 (GAY ABSENT)
VOTE TO APPROVE THE CONSENT CALENDAR.

There being no further business, the meeting adjourned at 7:29 p.m.

(Signed) Elden R. Nutt

Chairman

ATTEST:

(Signed) Jeanne D. Hall

Deputy City Clerk