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# Ripon City Council Meeting Notice & Agenda

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

**TUESDAY, FEBRUARY 7, 2012 - 7:00 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 7:00 P.M., on the first and third 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 beginning on the Friday prior to the meeting, or at the time of the scheduled meeting.

## **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.

## **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 Friday before a regularly scheduled City Council meeting. The agenda can be viewed in the window box in front of City Hall, or on the bulletin board at the Post Office at 1275 W. Main Street. Copies of the agendas and minutes are mailed to the Ripon Library. Supplemental documents relating to specific agenda items are available for viewing at the Office of the City Clerk. The City Council agenda and minutes can also be viewed on the web at [www.cityofripon.org](http://www.cityofripon.org) where the agenda is posted by the end of the day on the Friday before a council meeting.

### 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 Friday before a meeting, and you will receive it on Monday or Tuesday (depending on postal service).

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

You may subscribe to the agenda at any time by e-mail – just go to the web site to register - [www.cityofripon.org](http://www.cityofripon.org). Your subscription will begin immediately and you will receive it on the Friday 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. Contact the City Clerk's office to view/listen to these recordings at City Hall.

## OTHER MEETINGS

<u>Agency</u>	<u>Day</u>	<u>Time</u>	<u>Place</u>
<b>Historical Museum Commission</b>	Third Monday of each month	7:00 p.m.	Ripon Senior Center
<b>Planning Commission</b>	Second Tuesday of each month	7:00 p.m.	Council Chambers
<b>Recreation Commission</b>	Second Wednesday of each month	6:00 p.m.	Conference Room
<b>Senior Commission</b>	Third Thursday of each month	10:00 a.m.	Ripon Senior Center
<b>Community &amp; Youth Commission</b>	Third Monday of each month	7:00 p.m.	Council Chambers

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# Ripon City Council Agenda

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TUESDAY, FEBRUARY 7, 2012 - 7:00 P.M.

**PLEDGE OF ALLEGIANCE:**

**INVOCATION:**

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

**OTHERS PRESENT:** City Administrator Leon Compton, 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. (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. State law prohibits the City Council from taking action on any item not on the agenda. 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.

**PRESENTATION:** Stephen R. Qualls, Central Valley Regional Public Affairs Manager, League of California Cities, will give a presentation regarding legislation from 2011 and what we can expect in 2012.

**APPROVAL OF MINUTES:** Approval of the minutes of the Regular Ripon City Council Meeting of January 17, 2012 and the Special Council Meeting on January 31, 2012.

**APPROVAL OF AGENDA AS POSTED (OR AMENDED):** (*Before the vote*, the request can be made for changes to the agenda, such as: to add an item, table an item, or pull an item from the Consent Calendar for discussion. Emergency items may be added by a 4/5 vote.)

**CONSENT CALENDAR**

**Notes:**

**1. Income**

A. STATE OF CALIFORNIA

Retail Sales Tax \$99,500.00

Refund for Overpayment \$196.43

TOTAL \$99,696.43

B. AT&T

Acacia Avenue \$874.23

C. T-MOBILE

CPI - Base Rent \$809.60

**2. Bills, Invoices, Payments**

A. THOMAS H. TERPSTRA - ATTORNEY AT LAW

General Matters \$4,094.00

Police Department Matters \$775.00

TOTAL \$4,869.00

B. RMC Water and Environment

Water System Model Development \$1,834.70

C. RMC Water and Environment

SSJID Surface Water Supply Project  
Progress Payment \$876.25

**CONSENT CALENDAR, continued:**

**3. Resolutions**

A. RESOLUTION NO. 12-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON LIGHTING DISTRICT AN ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENTS FOR **STREET LIGHTS FY 2012-2013** CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA

This resolution orders the City Engineer to prepare the annual report for the City of Ripon Lighting District.

B. RESOLUTION NO. 12-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 94-1 CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **MAIN STREET LANDSCAPE MAINTENANCE DISTRICT**

This resolution orders the City Engineer to prepare the annual report for the Main Street Landscape Maintenance District.

C. RESOLUTION NO. 12-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIPON ORDERING THE CITY ENGINEER TO PREPARE ON BEHALF OF THE CITY OF RIPON THE ENGINEER'S ANNUAL REPORT PERTAINING TO THE ANNUAL ASSESSMENTS FOR ASSESSMENT DISTRICT NO. 96-1 CITY OF RIPON, COUNTY OF SAN JOAQUIN, CALIFORNIA COMMONLY KNOWN AS **BOESCH-KINGERY ESTATES**

This resolution orders the City Engineer to prepare the annual report for Boesch-Kingery Estates.

**CONSENT CALENDAR**

**3. Resolutions, continued:**

D. RESOLUTION NO. 12-\_\_

RESOLUTION OF THE CITY  
COUNCIL OF THE CITY OF RIPON  
ORDERING THE CITY ENGINEER TO  
PREPARE ON BEHALF OF THE CITY OF  
RIPON THE ENGINEER'S ANNUAL  
REPORT PERTAINING TO THE ANNUAL  
ASSESSMENTS FOR ASSESSMENT  
DISTRICT NO. 89-2 CITY OF RIPON,  
COUNTY OF SAN JOAQUIN, CALIFORNIA  
COMMONLY KNOWN AS  
**COUNTRY WOODS UNIT NO. 2 AND  
ZUMSTEIN ESTATES SUBDIVISIONS**

This resolution orders the City Engineer to prepare the annual report for the Country Woods Unit No. 2 and Zumstein Estates Subdivisions.

E. RESOLUTION NO. 12-\_\_

RESOLUTION OF THE CITY  
COUNCIL OF THE CITY OF RIPON  
ORDERING THE CITY ENGINEER TO  
PREPARE ON BEHALF OF THE CITY OF  
RIPON THE ENGINEER'S ANNUAL  
REPORT PERTAINING TO THE ANNUAL  
ASSESSMENTS FOR ASSESSMENT  
DISTRICT NO. 89-1 CITY OF RIPON,  
COUNTY OF SAN JOAQUIN, CALIFORNIA  
COMMONLY KNOWN AS  
**DUTCH MEADOWS**

This resolution orders the City Engineer to prepare the annual report for Dutch Meadows.

F. RESOLUTION NO. 12-\_\_

RESOLUTION OF THE CITY  
COUNCIL OF THE CITY OF RIPON  
ORDERING THE CITY ENGINEER TO  
PREPARE ON BEHALF OF THE CITY OF  
RIPON THE ENGINEER'S ANNUAL  
REPORT PERTAINING TO THE ANNUAL  
ASSESSMENTS FOR ASSESSMENT  
DISTRICT NO. 92-1 CITY OF RIPON,  
COUNTY OF SAN JOAQUIN, CALIFORNIA  
COMMONLY KNOWN AS  
**FARMLAND ESTATES**

This resolution orders the City Engineer to prepare the annual report for Farmland Estates.

**CONSENT CALENDAR**

**3. Resolutions, continued:**

G. RESOLUTION NO. 12-\_\_

RESOLUTION OF THE CITY  
COUNCIL OF THE CITY OF RIPON  
ORDERING THE CITY ENGINEER TO  
PREPARE ON BEHALF OF THE CITY OF  
RIPON THE ENGINEER'S ANNUAL  
REPORT PERTAINING TO THE ANNUAL  
ASSESSMENTS FOR ASSESSMENT  
DISTRICT NO. 98-1 CITY OF RIPON,  
COUNTY OF SAN JOAQUIN, CALIFORNIA  
COMMONLY KNOWN AS  
**JACOBS LANDING**

This resolution orders the City Engineer to prepare the annual report for Jacobs Landing.

H. RESOLUTION NO. 12-\_\_

RESOLUTION OF THE CITY  
COUNCIL OF THE CITY OF RIPON  
ORDERING THE CITY ENGINEER TO  
PREPARE ON BEHALF OF THE CITY OF  
RIPON THE ENGINEER'S ANNUAL REPORT  
PERTAINING TO THE ANNUAL  
ASSESSMENTS FOR ASSESSMENT  
DISTRICT NO. 02-1 CITY OF RIPON,  
COUNTY OF SAN JOAQUIN, CALIFORNIA  
COMMONLY KNOWN AS  
**CAROLINA'S LANDSCAPE  
MAINTENANCE DISTRICT**

This resolution orders the City Engineer to prepare the annual report for the Carolina's Landscape Maintenance District.

I. RESOLUTION NO. 12-\_\_

RESOLUTION OF THE CITY  
COUNCIL OF THE CITY OF RIPON  
ORDERING THE CITY ENGINEER TO  
PREPARE ON BEHALF OF THE CITY OF  
RIPON THE ENGINEER'S ANNUAL REPORT  
PERTAINING TO THE ANNUAL  
ASSESSMENTS FOR ASSESSMENT  
DISTRICT NO. 07-1 CITY OF RIPON,  
COUNTY OF SAN JOAQUIN, CALIFORNIA  
COMMONLY KNOWN AS  
**CORNERSTONE 1 LANDSCAPE  
MAINTENANCE DISTRICT**

This resolution orders the City Engineer to prepare the annual report for the Cornerstone 1 Landscape Maintenance District.

**CONSENT CALENDAR, continued:**

**4. Miscellaneous Items**

A. ROSS F. CARROLL, INC.

Jack Tone Parking Lot

Accept the work completed by Ross F. Carroll, Inc. and authorize the filing of a Notice of Completion with (\$2,043.45) retention to be paid 35 days after recording of notice.

👁 End of Consent Calendar 👁

**5. PUBLIC HEARINGS**

**Notes:**

A. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS

2012-2013

This is a public hearing to provide community residents the opportunity to hear recommendations and provide comments regarding \$75,000 in CDBG Funds and \$12,243 in HOME Funds to assist in resolving identified community development needs and housing problems.

B. ABANDONMENT OF A PORTION OF DEDICATED ALLEY

Ripon Consolidated Fire Sub-station

This is a public hearing to provide community residents the opportunity to hear recommendations and provide comments regarding the intention of City of Ripon to abandon and vacate a portion of a dedicated alley located adjacent to 1705 N. Ripon Road and 1706 Coralstone Lane.

**6. RESOLUTIONS**

**Notes:**

A. RESOLUTION NO. 12- \_\_\_\_

RESOLUTION OF THE CITY  
COUNCIL OF THE CITY OF RIPON  
ORDERING THE VACATION OF A  
PORTION OF A DEDICATED ALLEY  
ADJACENT TO 1705 NORTH RIPON ROAD  
AND 1706 CORALSTONE LANE

This resolution orders the abandonment of a portion of an alley adjacent to 1705 N. Ripon Road and 1706 Coralstone Lane to provide more room for the Ripon Fire District Sub-station.

7. **DISCUSSION ITEMS**

**Notes:**

A. DEVELOPMENT AGREEMENT EXTENSION REQUEST

Colony Plaza  
*Discussion/Action*

Consider a request from the Save Mart shopping center owners to extend the term of the Colony Commercial Development Agreement. The cost to extend the agreement could amount to a \$525,000.00 loss to the City; however, the owners could prepay the development fees prior to the expiration of the development agreement to lock in the savings. **Staff recommends that this request for an extension be denied.**

B. MAVIS STOUFFER PARK BUILDING

Renovation Plan and Costs  
*Discussion/Action*

Renovation of the old museum building in Mavis Stouffer Park could be done in three phases. (All costs are estimates.)  
Phase 1: Dry rot repairs (\$3,000.00)  
Phase 2: Building Modifications (\$18,500.00)  
Phase 3: Sidewalk (\$4,500.00)  
Total Estimated Cost: **\$26,000.00**

**REPORTS**

**Department Heads:**

**City Council:**

Adjournment:

Time:

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

\_\_\_\_\_  
Jeanne D. Hall, Deputy City Clerk

\_\_\_\_\_  
Date

**CLOSED SESSION:** City Hall Conference Room

**IN THE MATTER OF:**

Personnel Negotiations Pursuant to Section 54957.6 of the California Government Code.