CITY OF RIVERBANK

REGULAR CITY COUNCIL AND THE
LOCAL REDEVELOPMENT AUTHORITY MEETINGS

(The City Council also serves as the LRA Board)
City Hall North • Council Chambers
6707 Third Street • Suite B• Riverbank • CA • 95367

choose civility

AGENDA

TUESDAY, OCTOBER 27, 2015 – 6:00 P.M.

(THE AGENDA PACKET IS POSTED AT THE CITY CLERK'S OFFICE AND AT WWW.RIVERBANK.ORG)

CALL TO ORDER: Mayor/Chair Richard D. O'Brien

FLAG SALUTE: Mayor/Chair Richard D. O'Brien

INVOCATION: Riverbank Ministerial Association

ROLL CALL: Mayor/Chair Richard D. O'Brien
Vice Mayor/Chair Darlene Barber-Martinez
Council/Authority Member Cal Campbell
Council/Authority Member Leanne Jones Cruz
Council/Authority Member Jeanine Tucker

CONFLICT OF INTEREST
Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

1. PRESENTATIONS

Item 1.1: Presentation from the Stanislaus County Mental Health Board.

Item 1.2: Update on Stanislaus Consolidated Fire Protection District Board.

Item 1.3: Strategic Plan Update.

2. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the City Council/LRA Board.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council/LRA Board unless otherwise requested by an individual Council/Authority Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 3.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 3.B: **Report of Outstanding Abatement Invoices and Collection by Special Assessment and Lien Process That Requires a Public Hearing Date and Time to be Set by City Council to Consider the Matter** – It is recommended that the City Council:

1) accept the report of Outstanding Abatement Invoices and Collection by Special Assessment and Lien Process, and
2) pursuant to the Riverbank Municipal Code of Ordinances set the date and time to conduct a Public Hearing to consider the matter for the regular City Council meeting on November 10, 2015, at 6:00 p.m. or at a time soon thereafter.

Upon approval of the date and time for the hearing, an official notice of the public hearing will be mailed to the property owners as required.

Recommendation: It is recommended that City Council/LRA Board approve the Consent Calendar items by roll call vote.

4. UNFINISHED BUSINESS

Item 4.1: **Second Reading by Title Only and Adoption of Proposed Ordinance No. 2015-016 of the City Council of the City of Riverbank, California, Amending Title XV: Land Usage, Chapter 150: Building Regulations, By Repealing the System Development Fees Subchapter, Sections 150.30 Through 150.36 in its Entirety and Substitute It with a New System Development Fees Subchapter** – It is recommended that the City Council conduct the second reading by title only of the proposed Ordinance and consider its adoption by roll call vote.

Item 4.2: **Second Reading by Title Only and Adoption of Proposed Ordinance No. 2015-017 of the City Council of the City of Riverbank, California, Amending Title XV: Land Usage; Chapter 150: Building Regulations, by Adding A New Section 150.16 (C) Expedited Permitting Procedures for Small Residential Rooftop Solar Systems** – It is recommended that the City Council conduct the second reading by title only of the proposed Ordinance and consider its adoption by roll call vote.

5. PUBLIC HEARINGS

The Public Hearing Notice for the following public hearing item 5.1 was published in the local newspaper of general circulation on October 17, 2015.

Item 5.1: **Conduct the First Public Hearing to Consider a Proposal to Establish Voter District Boundaries as Part of the Process of Changing from an "At-Large" Method of Election for Councilmembers to a "By-District" Method, with the Mayor's Seat Elected Citywide** – It is recommended that the City Council consider the proposed district boundary maps, A through H and receive public comment, in an effort to work towards determining which map will be selected and approved at a future public hearing in order to establish the district boundaries that best represents the current population of Riverbank.

6. NEW BUSINESS

Item 6.1: **1st Quarter Budget Review for Fiscal Year 2015-16** – It is recommended that the City Council receive a presentation regarding the review of the 1st quarter budget activity for Fiscal Year 2015-16.

Item 6.2: **A Resolution of the City Council of the City of Riverbank, California, to Authorize the City Manager to Execute an Agreement with J.B. Anderson Land Use Planning and Appropriate $38,200 from the General Fund for the Preparation of a Municipal Services Review (MSR), Sphere of Influence (SOI) Study, and CEQA Initial Study (IS)** – It is recommended that the City Council authorize the City Manager to Execute an Agreement with J.B. Anderson Land Use Planning to conduct a Municipal Service Review (MSR), Sphere of Influence (SOI) Study, and California Environmental Quality Act (CEQA) Initial Study (IS).

Item 6.3: **A Resolution of the City Council of the City Of Riverbank, California, to Adopt Draft Declaration of Covenants, Conditions and Restrictions Related To Public Art** – It is recommended that the City Council adopt the proposed Resolution and the attached Draft Declaration of Covenants, Conditions and Restrictions ("CC&R's"), to be utilized for future construction of Public Art on private property.

7. COMMENTS (Information only – No action)

Item 7.1: Staff Comments

Item 7.2: Council/Authority Member Comments

Item 7.3: Mayor/Chair Comments

8. CLOSED SESSION

The public will have a limit of 5 minutes to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing into Closed Session.

LRA Item 8.1: **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to subdivision (b) of Government Code § 54956.9: 1 potential case

Item 8.2: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Pursuant to Government Code § 54956.9(a)
Name of Case: Barham Construction, Inc. v. City of Riverbank
Court of Appeals of California, Fifth District
Case No. F058692 and Case No. F059499

Item 8.3: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Pursuant to Government Code § 54956.9(a)
Name of Case: City of Riverbank v. Riverbank Oil Transfer, LLC
Stanislaus County Superior Court Case No. 2012779

Recommendation: It is recommended that City Council /LRA Board provide direction to Staff on the Closed Session item(s).

9. REPORT FROM CLOSED SESSION

LRA Item 9.1: Report on Closed Session LRA Item 8.1: **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Item 9.2: Report from Closed Session Item 8.2: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Item 9.3: Report from Closed Session Item 8.3: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

10. INFORMATIONAL ITEMS (Information Only – No Action)

Item 10.1: Warrant Registers for 09/10/2015, 09/17/2015, and 09/24/2015.

ADJOURNMENT **(The next regular City Council meeting – Tuesday, Nov. 10 @ 6:pm)**

AFFIDAVIT OF POSTING

I, Annabelle Aguilar, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours prior to the meeting in accordance to the Brown Act.

Posted this 22 day of October, 2015
/s/Annabelle H. Aguilar, CMC, City Clerk /LRA Recorder

Notice Regarding Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (209) 863-7122 or cityclerk@riverbank.org. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [28 CFR 35.102-35.104 ADA Title II].

Notice Regarding Non-English Speakers: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Council/LRA Board shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

GENERAL INFORMATION

Meeting Schedule	The City Council Members also serve as the LRA Board Members. The Riverbank City Council/LRA Board meets in the City Hall North Council Chambers. Regular City Council meetings are held on the 2nd and 4th Tuesdays of each month at 6:00 p.m. The Local Redevelopment Authority Board meets on an "as needed" basis. Meetings are held as indicated, unless otherwise noticed.
City Council / LRA Agenda & Reports	The City Council/LRA Board agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted near the entrance of the location where the meeting is to be held and,when available, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. **The agenda packet (agenda plus supporting documents) are posted for public review at the City Clerk's Office**, **6707 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the City Council/LRA Board.** A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.
Public Hearings	In general, a public hearing is an open consideration within a regular meeting of the City Council or a meeting of the LRA, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.
Televised / Video of Meetings	City Council/LRA meetings are televised on Charter Channel 2 and AT&T Uverse Channel 99. Video of the meeting and the schedule of replays may be seen on the City's website, under the "Action 2" Icon. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)
Questions	Contact the City Clerk at (209) 863-7122 or aaguilar@riverbank.org

UPCOMING EVENTS:

Open Until Filled	▪ **<u>Budget Advisory Committee</u>** Applications are currently being accepted. Visit www.riverbank.org or Contact Marisela Garcia at 863-7110.
October 23 & 24	▪ **<u>Holloween Haunted Hayride</u> Jacob Myers Park** o **Friday, Oct. 23 from 7:00 pm – 9:30 pm** o **Saturday, Oct. 24 from 7:00 pm – 10:00 pm**
OCTOBER 24, & 29	▪ **<u>Public Forums - Proposed New District Electoral System</u>** o <u>October 24</u> – City Hall Council Chambers; 1:00-3:00 pm o <u>October 29</u> – Crossroads Elementary School; 6:00-7:30 pm For more information call the City Clerk's Office at (209) 863-7198 or cityclerk@riverbank.org
November 10	▪ **<u>2nd Public Hearing:</u>** Tentatively scheduled to consider By District Election Boundaries, and conduct the 1st Reading and Introduction of Ordinance to change Riverbank's Electoral System.
November 24	▪ **<u>3rd Public Hearing:</u>** Tentatively scheduled to designate the By District Election Boundaries, and conduct the 2nd Reading and adoption of an Ordinance to change Riverbank's the Electoral System to "by-district".
Friday Closures	▪ **<u>City Offices are Closed Alternating Fridays</u>** o Friday, October 23 and November 6: **CLOSED** o Friday, October 30 and November 13 : Hours 8:am – 5:pm
Cancelled 2015 Regular City Council Meetings	▪ **Tuesday, May 26, 2015; Tuesday, July 14, 2015; Tuesday, September 8, 2015; and Tuesday, December 22, 2015.**

RIVERBANK CITY COUNCIL/ LRA AGENDA ITEM NO. 1.1

SECTION 1:1 PRESENTATIONS

Meeting Date:	October 27, 2015
Subject:	Presentation from the Stanislaus County Mental Health Board
From:	Jill Anderson, City Manager
Submitted by:	Norma Torres-Manriquez, Admin Analyst

RECOMMENDATION

It is recommended that the City Council hear the presentation from the Stanislaus County Mental Health Board. The committee will provide a presentation explaining why the Mental Health Board exists and what are its roles and responsibilities.

SUMMARY

The Mental Health Board is a committee of four members all appointed by the Stanislaus Board of Supervisors to serve a three year term. Their key role is to advise the Board of Supervisors and the Behavioral Health Director on various aspects of local mental health programs. The goal of the committee is to increase awareness of the Mental Health Board. This committee ensures that the current public mental health services meet the needs of the community.

FINANCIAL IMPACT

There is no financial impact for the City.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL / LRA AGENDA ITEM NO. 1.2

SECTION 1: PRESENTATIONS

Meeting Date:	October 27, 2015
Subject:	Update on Stanislaus Consolidated Fire Protection District Board
From:	Jill Anderson, City Manager
Submitted by:	Norma Torres-Manriquez, Admin Analyst II

RECOMMENDATION

It is recommended that the City Council receive update from Michelle Guzman; City Representative of the Stanislaus Consolidated Fire Protection District Board.

SUMMARY

Michelle Guzman represents the City of Riverbank every second Thursday of the month by attending the Stanislaus Consolidated Fire Protection District Board meetings. These meetings rotate monthly between Riverbank, Waterford, and Empire; she will be updating Council on board actions and activities.

FINANCIAL IMPACT:

None

ATTACHMENTS:

None

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 1.3

SECTION 1: PRESENTATION

Meeting Date:	October 27, 2015
Subject:	Strategic Plan Update
From:	Jill Anderson, City Manager

RECOMMENDATION

It is recommended that the City Council receive a presentation to update the community on the outcomes of the October 15, 2015 strategic planning session.

SUMMARY

On October 15, 2015 City Council met with the management team to update the City's Strategic Plan in order to focus resources toward the accomplishment of the City's key goals. The session included a review of the City's vision, mission, and values, as well as the City's three year goals. The City's next strategic planning session is scheduled for Tuesday, April 5, 2016.

For each goal, specific, measurable objectives have been established for the six-month planning period. Reports on the progress being made toward accomplishing those goals are made to the City Council on a regular basis. The reports provide the City Council and staff an opportunity to monitor progress, as well as revise objectives and timelines as conditions warrant.

Mission Statement

The City of Riverbank is committed to providing exceptional municipal services in a fiscally sound and professionally responsible manner for our community.

Core Values

Professionalism	***Transparency***
Teamwork	***Respectful Behavior***
Fiscal Responsibility	***Integrity and Ethical Behavior***

<u>Three-Year Goals (2013-2016)</u>

Enhance Public Safety
Improve and maintain infrastructure and facilities
Enhance professionalism and customer service
Achieve and maintain financial stability and sustainability
Retain and attract businesses

FINANCIAL IMPACT

There is no financial impact associated with the presentation of the Strategic Plan.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL / LRA AGENDA ITEM NO. 3.A

SECTION 3: CONSENT CALENDAR

Meeting Date:	October 27, 2015
Subject:	Waiver of Readings
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk / LRA Recorder

RECOMMENDATION

It is recommended that the City Council / LRA Board approve the waiver of readings of Ordinances and Resolutions, except by title.

SUMMARY

The approval of the waiver of readings will allow Ordinances and Resolutions to be introduced by title only and acted upon without the need to read the entire text of the item into the public record. The documents related to proposed Ordinances and Resolutions are available for review by the public on the City's website and in the City Clerk's office at City Hall (North).

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.B

SECTION 3: CONSENT CALENDAR

Meeting Date:	October 27, 2015
Subject:	Report of Outstanding Abatement Invoices and Collection by Special Assessment and Lien Process That Requires a Public Hearing Date and Time to be Set by City Council to Consider the Matter
From:	Jill Anderson, City Manager
Submitted by:	Marisela H. Garcia, Director of Finance

RECOMMENDATION

It is recommended that the City Council:

1) accept the report of Outstanding Abatement Invoices and Collection by Special Assessment and Lien Process, and
2) pursuant to the Riverbank Municipal Code of Ordinances set the date and time to conduct a Public Hearing to consider the matter for the regular City Council meeting on November 10, 2015, at 6:00 p.m. or at a time soon thereafter.

Upon approval of the date and time for the hearing, an official notice of the public hearing will be mailed to the property owners as required.

SUMMARY

Pursuant to Section 97.06 *Abatement by City: Costs to be Special Assessment and Lien; Collection* of the City of Riverbank Municipal Code of Ordinances, the Finance Department is presenting outstanding invoices for forced weed abatement services on properties located at 6412 2nd Street and 6161 Jackson Avenue. The City Council is asked to consider setting the public hearing date of November 10, 2015, which is the regular City Council meeting, and a time of 6:00 p.m. or at a time soon thereafter, to allow the affected property owners to protest the assessment of these outstanding invoices as a lien on their property.

BACKGROUND

The purpose of the City's weed abatement process is to prevent fire hazards created by vegetative growth and the accumulation of combustible debris. Upon the receipt of a complaint, the Neighborhood Improvement Officer inspects parcels that are seen as a public nuisance. Property owners are notified that they must complete the abatement process on their properties when the minimum fire safety standards are not met.

Should the property owner not comply, a forced abatement is performed by a contractor working on behalf of the City. Property owners are charged for such work and allowed 30 days to pay such invoice.

Should property owners fail to pay an outstanding invoice for the forced abatement of their property, the Finance Director can report the outstanding charges to the City Council. At this time, the City Council may choose to establish a Public Hearing date and time in order to consider directing the County Auditor-Controller to place the amount of the unpaid expense onto the next Property Tax bill assessed against the parcel listed.

Currently, there are two outstanding invoices that are being presented to the City Council:

APN	**Property**	**Property Owner**	**Outstanding Invoice**
132-017-027	6412 2nd Street	Antonio Albor	$300
075-012-001	6161 Jackson Avenue	Tracy Marie Tabalon et. al.	$600

It is recommended that the City Council accept the report of Outstanding Forced Abatement Invoices and set the public hearing date for November 10, 2015, and the time of 6:00 p.m. or a time soon after, as part of the regular City Council meeting agenda.

Upon setting of the public hearing date and time, the City Clerk will give property owners proper notice through a Certified Mailing to notify them of their right to protest the placement of these outstanding amounts onto their property tax bill.

STRATEGIC PLAN

This report is directly related to the City's Three-Year Strategic Plan goal of "Achieve and maintain financial stability and sustainability".

FINANCIAL IMPACT

There is no financial impact associated with the acceptance of this report and the setting of the public hearing date.

ATTACHMENTS

1. Exhibit A: Report of Outstanding Forced Abatement Invoices

EXHIBIT A
REPORT OF OUTSTANDING FORCED ABATEMENT INVOICES

APN	Property	Property Owner	Outstanding Invoice
132-017-027	6412 2nd Street	Antonio Albor	$300
075-012-001	6161 Jackson Avenue	Tracy Marie Tabalon et. al.	$600

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 4.1

SECTION 4: UNFINISHED BUSINESS

Meeting Date:	October 27, 2015
Subject:	Second Reading by Title Only and Adoption of Proposed **Ordinance No. 2015-016** of the City Council of the City of Riverbank, California, Amending Title XV: Land Usage, Chapter 150: Building Regulations, By Repealing the System Development Fees Subchapter, Sections 150.30 Through 150.36 in its Entirety and Substitute It with a New System Development Fees Subchapter
From:	Jill Anderson, City Manager
Submitted by:	John B. Anderson, Contract Planner Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council conduct the second reading by title only of the proposed Ordinance and consider its adoption by roll call vote.

INTRODUCTION

A Public Hearing was conducted at the regular City Council meeting on October 13, 2015, to receive public opinions or evidence for or against the proposed Ordinance after its first reading and introduction by title only. The City Council approved the first reading and introduction of the proposed ordinance (now titled Ordinance No. 2015-016) which moved said Ordinance to the October 27, 2015, regular City Council meeting for its second reading by title only and consideration for adoption.

SUMMARY

The proposed Ordinance amends the current System Development Fee **("SDF")** Ordinance, Section 150.30: System Development Fees of the Riverbank Municipal Code **("RMC")** to address language related to the construction of facilities, deferral of system development fees, relationship with other existing fees and the establishment of the system development fund. The purpose of these amendments is to clarify the process in which capital facilities are 1) funded, 2) constructed and 3) to clarify system development fee process.

BACKGROUND

On March 24, 2015, the City Council approved a Resolution that updated the Nexus Fee Study related to the City's future infrastructure needs as updated to the System Development Fee Analysis prepared December 2005. The resolution indicated the following:

1. The imposition of development impact fees is one of the preferred methods of ensuring that development bares a proportionate share of the cost of public facilities and service improvements necessary to accommodate such development in order to promote and protect the public health, safety and welfare;
2. There is a need for public facilities created by new development which is required to insure that level of services are maintained in accordance with the City's General Plan;
3. The continuing growth of the City of Riverbank necessitates the imposition and collection of impact fees to advance legitimate public purposes that are demands and needs of future residents and businesses;
4. The impact fees proposed by the Nexus Fee Study are based upon the costs that are generated through the need for new facilities and other capital acquisition costs required, incrementally, by new development within the City; and
5. System Development Fees proposed by the Nexus Fee Study are based upon the costs which are generated through the need for new facilities and other capital acquisition costs required, incremental, by new development within the City.

The result from the adoption of the Nexus Fee Study is a comprehensive impact fee study which reflects community infrastructure needs through the planning period.

The proposed Ordinance amendment clarifies how those funds are to be collected and managed for the construction of capital facilities to mitigate new residential and non-residential construction.

ANALYSIS

The proposed Ordinance amends Section 150.30: System Development Fees to clarify the types of costs that are included into the construction Capital Facilities as a result of the collection System Development Fees from new development. Costs include Construction, Government and Soft Cost, which are detailed below.

Construction Cost: The direct costs for labor, material, equipment, and services; and other direct costs for the on-site erection, fabrication, installation, alteration, demolition, or removal of any facility or addition thereto, including all related activities, but not restricted to, clearing of land, earth moving and landscaping. Construction cost does not include the compensation paid to the architect and engineer and consultants, the cost of the land, rights-of-way or other costs.

Government Cost: Includes all direct and indirect costs to any part of the City of Riverbank for the administration of the System Development Fee Program. These costs include, but are not limited to, an appropriate share of: physical overhead, indirect costs including material and supply costs, utilities, insurance, travel, rents, buildings, equipment, management, supervision, enforcement, collection, research, establishment of standards, and regulation, including any required environmental impact assessments necessary to support the construction of SDF Program projects. Government Cost shall be determined or estimated from the best available records of the City of Riverbank, and new costs accounting systems need not be established solely for this purpose.

Soft Cost: These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs include such items as architecture, design, engineering, permits, inspections, consultants, environmental studies, financing, interest payments, and regulatory demands needing approval before construction begins. Soft costs do not include construction, telecommunications, furnishings, fixed equipment, and expenditures or any other permanent components of the project.

In addition to clarifying the types of costs associated with Capital Facilities construction, the Ordinance amendment provides additional language related to the following:

- Deferral of Fees – approved by the City Council and allows the developer to defer the System Development Fees with an interest.
- Construction of Facilities – The City Engineer may authorize or direct the developer to construct certain facilities specified in the System Development Fee Analysis and/or described in the Capital Improvement Program **("CIP")** where the developer might be entitled to a credit for proposed improvements.
- Relationship with Other Existing Fees – Provides additional detail in the relationship between the System Development Fee and the Park-in-lieu fees, sewer connection charges and water connection charges.
- System Development Fund – All system development charges are collected and placed in one or more special funds (categories).
- Transportation, Parks, Water, Sewer and Storm System Development Fee Credits – Language related to the eligibility of a System Development Fee credit to property owners and/or developers who construct a qualified public improvement. The property owner and/or developer may be eligible for a credit to be applied against the appropriate category of the SDF.

The proposed Ordinance was reviewed and commented on by the Building Industry of the Greater Valley.

ENVIRONMENTAL DETERMINATION

The proposed Ordinance amendment is not a project within the meaning of Section 15378 of the State CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or ultimately. Therefore, no CEQA analysis of the project is required.

FINANCIAL IMPACT

The proposed Ordinance amendment further ensures that new growth pays its fair share towards the capital infrastructure needs of the City to accommodate growth projected as part of the 2005-2025 General Plan.

STRATEGIC GOALS

The City of Riverbank Strategic Planning Session is a process which allows the City Council to set goals that Riverbank will work towards for the next three years. The above action to update the System Development Fee Ordinance is Task # 7 of the goal to Improve and Maintain Infrastructure and Facilities. Adoption of the proposed Ordinance will help in implementing the above goal.

ALTERNATIVE ACTIONS

The City Council's options in regards to the proposed Ordinance Amendment include:

1. Motion to adopt and provide the first reading of the proposed Ordinance Amendment, as amended by the City Council, amending Section 150.30: System Development Fees of the RMC; or

2. Reject the proposed Ordinance Amendment and not amend Section 150.30: System Development Fees of the RMC.

ATTACHMENT

1. Proposed Ordinance No. 2015-016

CITY OF RIVERBANK

ORDINANCE NO. 2015-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING TITLE XV: LAND USAGE, CHAPTER 150: BUILDING REGULATIONS, BY REPEALING THE SYSTEM DEVELOPMENT FEES SUBCHAPTER, SECTIONS 150.30 THROUGH 150.36 IN ITS ENTIRETY AND SUBSTITUTE IT WITH A NEW SYSTEM DEVELOPMENT FEES SUBCHAPTER

WHEREAS, notice of the public hearing on the Zoning Ordinance Amendment was published in the *Riverbank News*, a newspaper of general circulation, on September 30, 2015; and

WHEREAS, a public hearing was held on October 13, 2015 and all comments were heard and considered by City Council.

SECTION 1:

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIVERBANK DOES ORDAIN AS FOLLOWS:

The Riverbank Municipal Code, Title XV: Land Usage, Chapter 150: Building Regulations, is amended by repealing the System Development Fees Subchapter, Sections 150.30 through 150.36 in its entirety and substitute it with a new System Development Fees Subchapter which shall read as follows:

CHAPTER 150: BUILDING REGULATIONS

Systems Development Fees

§ 150.30 TITLE.

This subchapter shall be known and cited as the *Systems Development Fee Ordinance* of the city.

(`67 Code, § 5-17-1)

§ 150.31 PURPOSE.

(A) The intent of this Chapter is to ensure that new development bears a proportionate share of the cost of City parks, water, sewer, storm water, police, city administration, and transportation capital facilities. It is the further intent of this Chapter that new development pay for its fair share for the development of these systems through the payment of fees. Furthermore, it is the intent of this Chapter that the System Development Fees imposed on new development are no greater than necessary to defray the impacts directly related to proposed new development.

(B) It is not the intent of this Chapter that Impact Fees be used to remedy any deficiency in system development existing on the effective date of this Chapter. Further, it is not the intent of this Chapter that any monies collected from any System Development Fee deposited in an System Development Fee Fund Account ever be commingled with monies from a different Fund Account, or ever be used for Capital Facilities that are different from that for which the Fee was paid.

(C) Particularly, the provisions of this subchapter are adopted for the following reasons:

(1) To provide an adequate and constant method for the financing of the unfunded portion of needed systems development costs throughout the city, reasonably related to projected community growth.

(2) To promote the orderly and efficient expansion of public water, wastewater, storm management and transportation systems to adequately meet the domestic and economic needs of the community and to minimize adverse fiscal and environmental impacts of new development.

(3) To insure the continuation of necessary level of services including, but not limited to police and general administrative services.

(4) To establish equitable methods for allocating system development costs to the city associated with new development.

(5) To regulate the development of land to ensure that new development bears a proportionate share of the cost of capital expenditures necessary to develop all necessary infrastructure systems in Riverbank as contemplated by the General Plan.

(6) The General Plan establishes that land development shall not be permitted unless adequate capital facilities and/or infrastructure exist or are assured, and that land development shall bear a proportionate share of the cost of the provision of the new or expanded capital facilities required by such development.

(7) Other revenue sources are not sufficient to fund capital improvements necessary to accommodate new system development.

(8) The General Plan establishes that System Development Fees are one of the chosen methods of regulating land development in order to ensure that it bears a proportionate share of the cost of capital facilities necessary to accommodate the development and to promote and protect the public health, safety, and welfare.

(9) The use of System Development Fees is a means to provide additional resources for an adequate public infrastructure and services only as they relate to the needs of new development.

(10) The use of System Development Fees is a standardized method for ensuring that new development pays its fair share of the cost of public infrastructure systems.

(11) System Development Fees are used in the development of the Capital Improvement Program for financing public facilities, and ensure the adequacy of public systems to serve development.

§ 150.32 DEFINITIONS.

For the purposes of this subchapter, and resolutions adopted thereto, certain words shall have the following meanings:

BUILDING. Any new structure used or intended for supporting or sheltering any use or occupancy, including those moved into the city limits; but not including any outdoor tanks, towers, carports, or other similar structures.

CAPITAL IMPROVEMENT PROGRAM. The adopted schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. Included are all major projects requiring the expenditure of public funds, over and above the City operating expenses, for the purchase, construction, or replacement of physical assets for the City of Riverbank.

CHURCH. Structures primarily designed as a place for public worship.

CITY ENGINEER. Persons employed or contracted by the City to perform professional engineering work and/or administration and consulting work in the design, investigation, and construction of street, utility, ground water and wastewater treatment systems, and other public works projects; to prepare plans and specifications; and to act as a project manager on assigned projects.

COMMERCIAL. Those uses designated as permitted or conditional uses in the SP, CX-1, C-1, C-2 and CM Zoning Districts of Chapter 153 except where such uses involve the manufacture or assembly of a product or warehousing.

CONSTRUCTION COST. The direct costs for labor, material, equipment, and services; and other direct costs for the on-site erection, fabrication, installation, alteration, demolition, or removal of any facility or addition thereto, including all related activities, but not restricted to, clearing of land, earth moving and landscaping. Construction cost does not include the compensation paid to the architect and engineer and consultants, the cost of the land, rights-of-way or other costs.

DAY CARE CENTER. Structures (other than a family day care center) in which persons not of the immediate family are provided with care for compensation for a portion of the day not exceeding 12 hours in any 24-hour period.

GOVERNMENT COST. Includes all direct and indirect costs to any part of the City of Riverbank for the administration the System Development Fee Program. These costs include, but are not limited to, an appropriate share of: physical overhead, indirect costs including material and supply costs, utilities, insurance, travel, rents, buildings, equipment, management, supervision, enforcement, collection, research, establishment of standards, and regulation, including any required environmental impact assessments necessary to support the construction of SDF Program projects. Government Cost shall be determined or estimated from the best available records of the City of Riverbank, and new cost accounting systems need not be established solely for this purpose.

HOSPITAL. An institution where the ill or injured may receive medical, surgical, or psychiatric treatment, nursing care, food and lodging, and the like.

INDUSTRIAL. Those uses designated as permitted or conditional uses in the SP, CM, M-1, and M-2 Zoning Districts of Chapter 153, excluding all those uses which are permitted in any of the other zones as set forth in Chapter 153 excepting warehouses.

MULTI-FAMILY DWELLING. A residential dwelling unit that cannot be sold individually (for example, must be sold with at least one other dwelling unit on a single parcel of land).

PRIVATE SCHOOL. Includes those uses other than public uses offering educational services and/or vocational training to students aged five years or older but excluding child care facilities.

RESIDENTIAL CARE HOME. Structures designed for use as a convalescent hospital, or a retirement home, or a 24-hour care center for seven or more persons in addition to members of the family.

RESIDENTIAL DWELLING UNIT. One or more rooms in a dwelling designed for occupancy by one family for living or sleeping purposes, and having only one kitchen.

SINGLE-FAMILY DWELLING. A residential dwelling unit that may be sold individually.

SOFT COST. These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs include such items as architecture, design, engineering, permits, inspections, consultants, environmental studies, financing, interest payments, and regulatory demands needing approval before construction begins. Soft costs do not include construction, telecommunications, furnishings, fixed equipment, and expenditures or any other permanent components of the project.

SYSTEM DEVELOPMENT.

(1) Any building structure or other improvement constructed or renovated by the city upon property owned by or under its control; or

(2) Any physical asset, including initial equipment or piece of equipment, facility constructed or purchased, or land acquired necessary to deliver public services for new growth or new development.

SYSTEM DEVELOPMENT FEE. The fee charged for a change in use, new construction, including the expansion of and/or the addition to an existing, nonresidential structure, to mitigate the unfunded portion of the determined impact of the development.

(`67 Code, § 5-17-3)

§ 150.33 ESTABLISHMENT OF FEES.

A systems development fee, as established from time to time by the City Council by resolution, shall be due and payable as at time of Building Permit issuance, unless deferred pursuant to action authorized by resolution of the City Council.

(`67 Code, § 5-17-4)

§ 150.34 APPLICABILITY OF PROVISIONS.

(A) The systems development fee is intended to apply to all residential construction and to all reconstruction, alteration, modification, and additions which create additional dwelling units unless otherwise exempted under this section.

(B) The systems development fee is intended to apply to any intensification of use or the building of all new nonresidential construction and to additional building area due to reconstruction, alteration, modification, and additional nonresidential buildings.

(C) Square footage shall be determined by adding the number of square feet of space on each floor or level.

(D) The fees imposed by this subchapter shall not be applicable to those legal parcels on which a structure was previously situated but which was destroyed by fire or other natural disaster, or which was removed or demolished, provided:

(1) That a building permit to rebuild is obtained within one year of the destruction, demolition or removal of the structure.

(2) That the permit to rebuild is obtained by the owner and/or developer of record as of the date of the destruction, demolition or removal of the structure.

(3) That the exemption will apply only to the extent that the permit to rebuild is for the same number or fewer dwelling units (or, in the case of nonresidential uses, the same number of square feet) as previously existed. The fees imposed by this subchapter shall be applied to the extent that the permit is for more units (or more square feet) than previously existed.

(E) Total System Development cost is equal to the sum of Construction Cost, Soft Cost and Government Cost. For purposes of project reimbursement, soft costs are limited to 35% of actual verified construction costs.

(F) System Development Fees are intended to represent new impacts on City Facilities. The City Council has the ability to allow for fee credits of certain fee categories to match actual project related impacts on facilities. Reductions should always be supported by written evidence which illustrates the project demands on City Infrastructure for a given project. This might include using actual vehicle trip data to suggest a lower transportation impact fee or actual flow data to lower water, sewer or storm drainage fees. The Owner and/or developer shall present evidence to the City demonstrating the new project demand estimates which in turn will be reviewed by the City Engineer and City Manager. The City Manager will make a recommendation to the City Council on the requested fee reduction which will be reflected by a City Council vote on the proposal which will recorded by minute action.

(G) Deferral of System Development Fees shall be approved by the City Council and shall include the requirement for a deposit, payment of an administrative expense and payment of a reasonable rate of interest for the portion of the fee which is deferred. The deferment and interest and any outstanding administrative expenses shall be paid prior to the final building inspection and the entire deferment agreement shall be recorded as a lien against the property to which the deferment is sought.

§ 150.35 CONSTRUCTION OF FACILITIES

(A) The City Engineer may direct or authorize the owner and/or developer to construct certain facilities specified in the System Development Fee Analysis and/or described in the current Capital Improvement Program of the City, or portions thereof, at the time and as designated in the study, in lieu of all, or a portion of, the fee required by this chapter. The owner and/or developer might be entitled to a credit if the owner and/or developer:

(1) designs and constructs the improvements,

(2) finances said improvements by cash, bond or other means approved by the council,

(3) a combination of the above. All improvements must be accepted for maintenance by the City Council in order for credit to be accrued to the project unless advanced fee credit is authorized by agreement approved by the City Council.

(B) The credit to be provided to the property owner and/or developer shall be determined by the City Engineer based on prevailing construction costs consistent with the anticipated costs illustrated in the adopted System Development Fee Study as may be modified from time to time. The final credit amount shall be approved by the City Council. The construction of a facility authorized by this section must consist of a usable facility or segment and be approved by the City and constructed in accordance with the City's public improvement design standards. .

(C) If the amount of credit due is greater than the amount of System Development Fees otherwise owed for the project, the City, at the City Council's election, may elect to pay the difference from the appropriate development impact fee fund, if funds are available, after the improvements have been accepted by the City as complete. The City shall track and make payments to the installer of facilities based on a strategy of first in line, using the date the City Council accepts the improvements as indicator date. The terms of the reimbursement obligation will be described in an agreement between the developer and the City of Riverbank.

§ 150.36 RELATIONSHIP WITH OTHER EXISTING FEES.

(A) *Park-in-lieu fees.* The park-in-lieu (Quimby) fees are used for the acquisition of neighborhood parkland while the System Development fee covers the other capital items necessary for neighborhood park development including soft and hardscape. Park-in-lieu fees are paid prior to the filing of a final map in accordance with the Subdivision Ordinance, § 152.037.

(B) *Sewer connection charges.* Sewer connection charges represent the costs associated with the ability to serve a development. Sewer connection charges are paid as required by Chapter 51 of the City Code.

(C) *Water connection charges.* Water connection charges represent the costs associated with the ability to serve a development. Water connection charges are paid as required by Chapter 52 of the City Code.

§ 150.37 SYSTEMS DEVELOPMENT FUND ESTABLISHED.

All of the systems development charges collected shall be placed in one or more special funds which are hereby created and established for such purposes and which shall be known as the Systems Development Funds. Sums collected under this chapter may only be expended for improvements intended for each System Development Fund category as established by the City Council. The City Council may, upon recommendation from the City Manager in consultation with the City Finance Director, allow cross borrowing of funds only upon making the following findings for over-riding need and necessity:

(A) The cross borrowing of funds will not adversely impact needed improvements within existing established neighborhoods of the City identified within the Capital Improvement Program of the City; and

(B) The cross borrowing of funds will result in a more efficient infrastructure system with lower operating costs than envisioned by the Capital Improvement Program; and

(C) The cross borrowing of funds will have a direct environmental benefit than otherwise envisioned by the Capital Improvement Program; and

(D) The crossing borrowing of funds will not impact needed government and public safety facilities identified within the Capital Improvement Program.

(E) If funds are allowed to be borrowed, then the request shall include a repayment plan with the mechanisms and timing for the repayment of the funds borrowed.

(F) During the construction of individual facilities identified in the Capital Improvement Program, the City Manager shall have the authority to make loans among the System Development Fee funds to assure adequate cash flow for the construction if said public facility. The City Manager may only do so after making a determination that the inter-fund loan does not interfere with the scheduled Capital Improvement Program of the lending fund. Interest on each loan shall be the same rate then earned on other City funds.

§ 150.38 TRANSPORTATION, PARKS, WATER, SEWER AND STORM SYSTEM DEVELOPMENT FEE CREDITS

(A) A property owner and/or developer or developer who constructs a qualified public improvement to either the transportation, parks, sanitary sewer, storm water or the water system may be eligible for a credit to be applied against the appropriate category of the System Development Fee (SDF). A qualified public improvement, as referenced, means a capital improvement that is:

(1) Required as a condition of development approval; and

(2) Is identified in the transportation, park, water, wastewater or storm system master plans; and

(3) Is either: (a) not located within or immediately adjacent to property that is the subject of development approval, or is (b) located in whole or in part within or immediately adjacent to property that is subject to development approval and is required to be constructed by the particular development project to which the SDF is related.

(B) A public improvement that is eligible for SDF credit is one that is designed and built in accordance with the appropriate utility master plan and/or identified within the Capital Improvement Program of the City. Infrastructure lines that are sized to accommodate a developer's individual service and fire protection needs do not qualify for SDF credits. SDF credits are possible only for projects identified in the adopted SDF program (Nexus Analysis).

(C) Establishing and recording System Development Fee credits:

(1) The property owner and/or developer or developer shall submit a written request for an evaluation of SDF credits at the same time as they make the Application for Public Improvement Plan Review.

(2) The written request shall include the engineer's detailed construction cost estimate for the qualified infrastructure to be constructed.

(3) The method for estimating eligible SDF credits will be determined by comparing the project engineers cost estimate against current water and sewer construction costs developed by the City Engineer.

(4) Once the Developer has completed construction of the infrastructure, and before the improvements have been accepted by the City, the City Engineer may request documentation of final construction costs to verify actual costs. Actual construction bids shall be provided by the Developer and shall consist of certified payment statements for materials and construction. If the actual construction costs are less than or equal to the construction cost estimates that the system development fee credits were based on, the agreement amount(s) will be revised accordingly. If the final construction costs exceed the construction estimates agreed to by the City Engineer and/or as provided in the adopted SDF Program, as modified from time to time by the City Council, the original agreement amount might be modified to reflect the extra costs. Any expense in excess of the costs adopted in the SDF Program will be forfeited by the owner and/or developer unless the City Council agrees to some other form of reimbursement like an area of benefit.

<u>SECTION 2</u>: This Ordinance shall become effective thirty (30) days after its final passage (on November 27, 2015), provided it is published pursuant to GC § 36933 in a newspaper of general circulation within fifteen (15) days after its adoption.

The foregoing ordinance was given its first reading and introduced by title only at a regular meeting of the City Council of the City of Riverbank on October 13, 2015. Said ordinance was given a second reading by title only and adopted.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting on the 27th day of October, 2015; motioned by Councilmember______, seconded by Councilmember _____, and moved said ordinance by a City Council roll call vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
____________________________	____________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

APPROVED AS TO FORM:

____
Tom P. Hallinan, City Attorney

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 4.2

SECTION 4: UNFINISHED BUSINESS

Meeting Date:	October 27, 2015
Subject:	Second Reading by Title Only and Adoption of Proposed **Ordinance No. 2015-017** of the City Council of the City of Riverbank, California, Amending Title XV: Land Usage; Chapter 150: Building Regulations, by Adding A New Section 150.16 (C) Expedited Permitting Procedures for Small Residential Rooftop Solar Systems
From:	Jill Anderson, City Manager
Submitted by:	Donna M. Kenney, Planning and Building Manager Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council conduct the second reading by title only of the proposed Ordinance and consider its adoption by roll call vote.

INTRODUCTION

A Public Hearing was conducted at the regular City Council meeting on October 13, 2015, to receive public opinions or evidence for or against the proposed Ordinance after its first reading and introduction by title only. The City Council approved the first reading and introduction of the proposed ordinance (now titled Ordinance No. 2015-017) which moved said Ordinance to the October 27, 2015, regular City Council meeting for its second reading by title only and consideration for adoption.

SUMMARY

California Government Code Section 65850.5(a) provides that it is the policy of the State to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems. In furtherance of that objective, Section 65850.5(g)(1) of the California Government Code requires that every city, county, or city and county must adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

The proposed ordinance codifies the requirements of Section 65850.5(g)(1), such as to accept and approve applications electronically, to direct the City's Building Official to develop a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review, and to authorize the Building Official to administratively approve such applications.

The City's current permitting process already practices the expedition of such applications by reviewing and issuing applications over the counter and electronically. However, to comply with the mandate, which set forth a compliance date of September 30, 2015, it is recommended that the City Council adopt the proposed ordinance as presented. While the City is technically behind on meeting the compliance date; the existing practices comply with the spirit of the law and the public noticing requirements for the Planning Commission and City Council, demonstrate the City's intent to comply with all aspects of the law.

GENERAL PLAN

The proposed ordinance is consistent with the following aspects of the General Plan:

(a) Policy LAND-4.1: The City will encourage, through incentives, streamlining, flexible standards, and other means, development of employment-generating uses.

(b) Policy DESIGN-18.1: The City will promote safe and sustainable energy collection and distribution systems that draw from renewable energy sources.

(c) Policy HOUSING-6.1: Continue to implement state energy-efficient standards.

ENVIRONMENTAL DETERMINATION

The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15268 (b)(1) Ministerial Projects – Issuance of Building Permits.

FINANCIAL IMPACT

This proposed ordinance has no anticipated financial impact as the costs would be recovered by existing building permit fees.

STRATEGIC GOALS

The City of Riverbank Strategic Planning Session is a plan and set of goals that Riverbank will work towards for the next three years. The above action to add Section 150.16 (C) Expedited Permitting Procedures for Small Residential Rooftop Solar Systems is not part of these goals but is a State of California mandate.

PLANNING COMMISSION ACTION

By a unanimous vote of 4-0, at their regular meeting of September 15, 2015, the City of Riverbank Planning Commission recommended that the City Council adopt the proposed ordinance.

ATTACHMENT

1. Proposed Ordinance No. 2015-017

CITY OF RIVERBANK

ORDINANCE NO. 2015-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING TITLE XV: LAND USAGE; CHAPTER 150: BUILDING REGULATIONS, BY ADDING A NEW SECTION 150.16(C): EXPEDITED PERMITTING PROCEDURES FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS TO THE RIVERBANK CODE OF ORDINANCES

WHEREAS, Subsection (a) of Section 65850.5 of the California Government Code provides that it is the policy of the State to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems; and

WHEREAS, Subdivision (g)(1) of Section 65850.5 of the California Government Code provides that every city, county, or city and county shall adopt an ordinance, consistent with the goals and intent of subdivision (a) of Section 65850.5, that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

<u>SECTION 1:</u> NOW, THEREFORE THE CITY OF RIVERBANK CITY COUNCIL DOES ORDAIN AS FOLLOWS:

The Riverbank Municipal Code, Title XV: Land Usage; Chapter 150: Building Regulations shall be amended by adding a new Section 150.16(C): Expedited Permitting Procedures for Small Residential Rooftop Solar Systems, which shall read as follows:

§ 150.16 SOLAR/PHOTOVOLTAIC POWER SYSTEMS.

[…]

(C) *Small Residential Rooftop Solar Energy System Review Process.*

(1) The following words and phrases as used in this section are defined as follows:

(a) ***ELECTRONIC SUBMITTAL*** means the utilization of one or more of the following:

1. e-mail,
2. the internet,
3. facsimile.

(b) ***SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM*** means all of the following:

1. A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.

2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City and paragraph (iii) of subdivision (c) of Section 714 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

3. A solar energy system that is installed on a single or duplex family dwelling.

4. A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

(c) ***SOLAR ENERGY SYSTEM*** has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

(2) Section 65850.5 of the California Government Code provides that in developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review. The building official is hereby authorized and directed to develop and adopt such checklist.

(3) The checklist shall be published on the city's internet website. The applicant may submit the permit application and associated documentation to the City's building division by personal or electronic submittal together with any required permit processing and inspection fees. In the case of electronic submittal, the electronic signature of the applicant on all forms, applications and other documentation may be used in lieu of a wet signature.

(4) Prior to submitting an application, the applicant shall:

(a) Verify to the city's reasonable satisfaction through the use of standard engineering evaluation techniques that the support structure for the small residential rooftop solar energy system is stable and adequate to transfer all wind, seismic, and dead and live loads associated with the system to the building foundation; and

(b) At the applicant's cost, verify to the city's reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system's current use, to carry all new photovoltaic electrical loads.

(5) For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection by the building inspector and fire department designee. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized; however the subsequent inspection need not conform to the requirements of this subsection.

(6) An application that satisfies the information requirements in the checklist, as determined by the building official, shall be deemed complete. Upon receipt of an incomplete application, the building official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

(7) Upon confirmation by the building official of the application and supporting documentation being complete and meeting the requirements of the checklist, the building official shall administratively approve the application and issue all required permits or authorizations within 1-3 working days in which the permit application is submitted. Such approval does not authorize an applicant to connect the small residential rooftop energy system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

SECTION 2. Severability. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3: This Ordinance shall become effective thirty (30) days (November 27, 2015) after its final passage and adoption, provided it is published pursuant to GC § 36933 in a newspaper of general circulation and published within fifteen (15) days after its passage.

The foregoing ordinance was given it first reading and introduced by title only at a regular meeting of the City Council of the City of Riverbank on October 13, 2015. Said ordinance was given a second reading by title only and adopted by the City Council.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting on the 27th day of October, 2015; motioned by Councilmember _______, seconded by Councilmember ___________, and moved said ordinance by a City Council roll call vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

____
Annabelle H. Aguilar, CMC
City Clerk

APPROVED:

____
Richard D. O'Brien
Mayor

APPROVED AS TO FORM:

____
Tom P. Hallinan, City Attorney

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.1

SECTION 5: PUBLIC HEARING

Meeting Date:	October 27, 2014
Subject:	Conduct the First Public Hearing to Consider a Proposal to Establish Voter District Boundaries as Part of the Process of Changing from an "At-Large" Method of Election for Councilmembers to a "By-District" Method, with the Mayor's Seat Elected Citywide
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, Sr. Management Analyst/City Clerk/Elections

RECOMMENDATION

It is recommended that the City Council consider the proposed district boundary maps, A through H and receive public comment, in an effort to work towards determining which map will be selected and approved at a future public hearing in order to establish the district boundaries that best represents the current population of Riverbank.

SUMMARY

In response to concerns that the City of Riverbank's current "at-large" method of elections could be vulnerable to legal challenges under the California Voting Rights Act of 2001 (CVRA), the City Council began to consider transitioning Riverbank's "at-large" method of electing it's four (4) Councilmembers, to a "by-district" method, with the Mayor continuing to be elected citywide.

Consulting firm National Demographic Corporation (NCD) was hired to assist the City in evaluating the City's current at-large system and assist the City in its transition to a "by-district" electoral system pursuant to State laws, and begin with the development of optional voter district boundary maps for consideration by the citizens of Riverbank and the City Council. After several public forums for public input, and the conduct of the required public hearings, City Council will need to take action to select and approve a final boundary map to establish the voter district boundaries.

After establishing the boundaries, the next step of the process would be to work with the County of Stanislaus Registrar of Voters/Elections to provide an opportunity for Riverbank voters to elect two of the four City Councilmembers by district in November 2016 consistent with the actions of the City Council. The remaining two districts would transition to "by-district" in 2018. The Mayor would continue to be elected "at-large."

As a result of the legislation recently signed by Governor Brown, (October 10, 2015, SB 493 (Cannella)), the cost and uncertainty surrounding a voter-approved measure requirement has been eliminated and the City Council now has the authority to vote on the approval of changing its City's elections system.

As a result, this evening the City Council will be conducting the first of three (3) public hearings required by Government Code; two (2) of which are to consider the proposed district boundary maps, and the third public hearing will be conducted to have the City Council vote to select and approve one final map to establish the district boundaries. In addition, it is possible that as part of the second and third public hearings (tentatively scheduled on the regular City Council meetings of November 10th and November 24th), an ordinance will be introduced to adopt the new "by-district" elections system. If approved, the ordinance would be effective no later than 30 days from its adoption and the transition to "by-district" elections could be initiated in November 2016.

BACKGROUND

The City of Riverbank is a General Law City governed by the State of California Government Code. Riverbank's City Council is comprised of four (4) Councilmembers and a Mayor, who serve a four-year term, and are elected on alternating even-years (Two Councilmembers during one even-year; two Councilmembers and the Mayor during the following even-year). Due to the increasing number of cities throughout the state facing legal challenges to their "at-large" electoral system, and many cities settling claims out of court, the City of Riverbank has been considering changing its electoral system from an "at-large" system, in which Councilmembers and the Mayor are elected by voters of the entire city, to a "by-district" system, in which voters elect a Councilmember from within a corresponding geographical section of the city considered to be a voter's "district boundary", and elect its Mayor citywide.

Since October 2013 to present, this topic has been a matter of public discussion at various times during Riverbank's regular City Council meetings. As a result, the City Council recognized there were three goals to achieve: 1) determine if it is in the best interest of the City of Riverbank to change its current electoral system from an at-large system to a by-district system, if the findings of an analysis supported it; 2) if so, establish the voter district boundaries; and 3) adopt an ordinance officially changing the City's electoral system.

Analysis of the City's Current System

To determine whether Riverbank's current at-large electoral system resulted in racially polarized voting which would be in violation of the CVRA, City Council approved hiring the consulting firm NDC. They were charged with conducting a statistical analysis of the City's current election system; developing several district boundary options for consideration, if needed; and guiding the City in its transition from the at-large system to the by-district system, if needed.

As a result of the analysis conducted and presented to the City Council on July 8, 2014, the City Council unanimously directed NDC to develop draft plans to transition the City of Riverbank to a by-district elections system, and further adopted Resolution No. 2014-066 to set parameters for drawing the district boundaries. By January 27, 2015, NDC had developed and presented to the City Council eight (8) district boundary maps (labeled A through H) that took into consideration the public's input as well as City Council's recommendations.

Public Forums

In addition to the City Council meetings, The City conducted several public forums to solicit public input and to initiate discussion of the eight proposed boundary maps in anticipation of ultimately narrowing down the number of maps for consideration to make a final selection of one (1) district boundaries map. At the time of the staff report preparation, there are two (2) remaining public forums which are scheduled on Saturday, October 24, 2015, from 1:00 pm to 3:00 pm at the City Hall, Council Chambers, and on Thursday, October 29, 2015, from 6:00 pm to 7:30 pm at the Multi-Purpose room of Crossroads' Elementary School.

To finalize the establishment of the district boundaries, the City Council must conduct three public hearings to consider the proposed boundary maps, and by vote, select and approve a district boundaries map at its third public hearing.

Recent Legislation

Prior to the recently enacted legislation, the plan to l to achieve the City's transition to a by-district electoral system was to place a measure on the November 2016 ballot to receive voter approval of an ordinance to switch from the City's current at-large system, anticipating to begin the district process by November 2018, if approved. However, if the measure was rejected, the City would remain exposed to a lawsuit.

In light of the uncertainty of a voter-approved measure, as well as the number of cities in California that have been sued since the passage of the CVRA, and a number of cities that are choosing to switch their electoral systems from the "at-large" system, Governor Brown recently approved SB 493 (Cannella), which added Government Code Section 34886, permitting the City Council of a General Law City with a population of fewer than 100,000 to adopt an ordinance, without requiring voter approval; thereby, eliminating the time-consuming and costly process of a voter-approved ballot measure and the probability of a legal challenge if the measure failed.

As a result of this recent legislation, a public hearing is anticipated to introduce and consider a proposed ordinance to change the City's electoral system to a "by-district" system at the regular City Council meeting on November 10, 2015, and to consider its adoption on November 24, 2015, which would make the ordinance effective no later than 30 days from its adoption. If approved, the transition to "by-district" elections could be initiated in November 2016.

STRATEGIC PLAN

- Presentation of the process required to move to District Elections was set as an objective during the October 15, 2015 strategic planning session as part of the goal to Achieve and Maintain Financial Stability and Sustainability.

FINANCIAL IMPACT

At this time, there is no direct financial impact associated with the presentation of the information. The costs associated with the consulting assistance were previously budgeted.

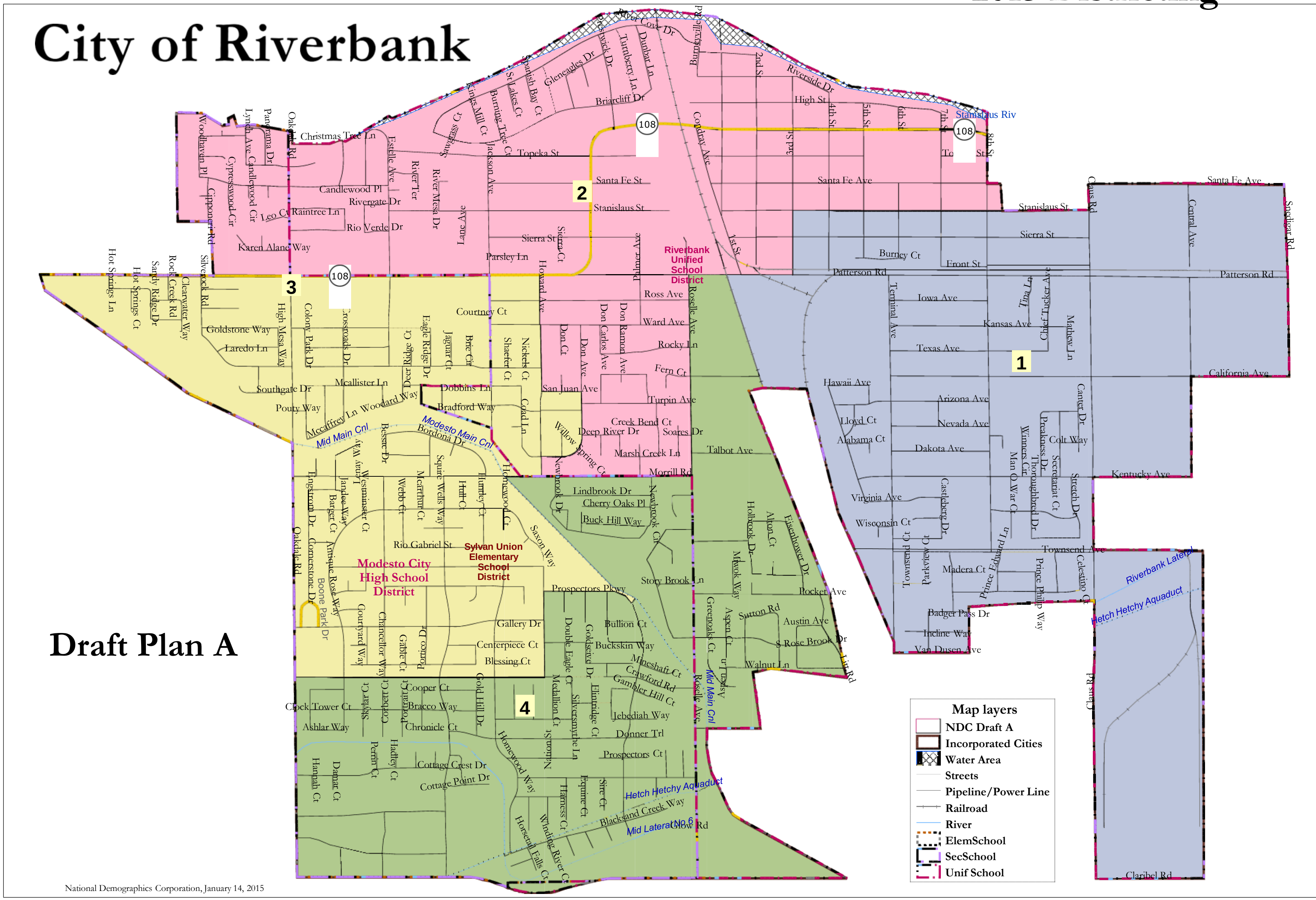
ATTACHMENTS

1. Proposed District Boundary Maps, A through H

Draft Plans A - H

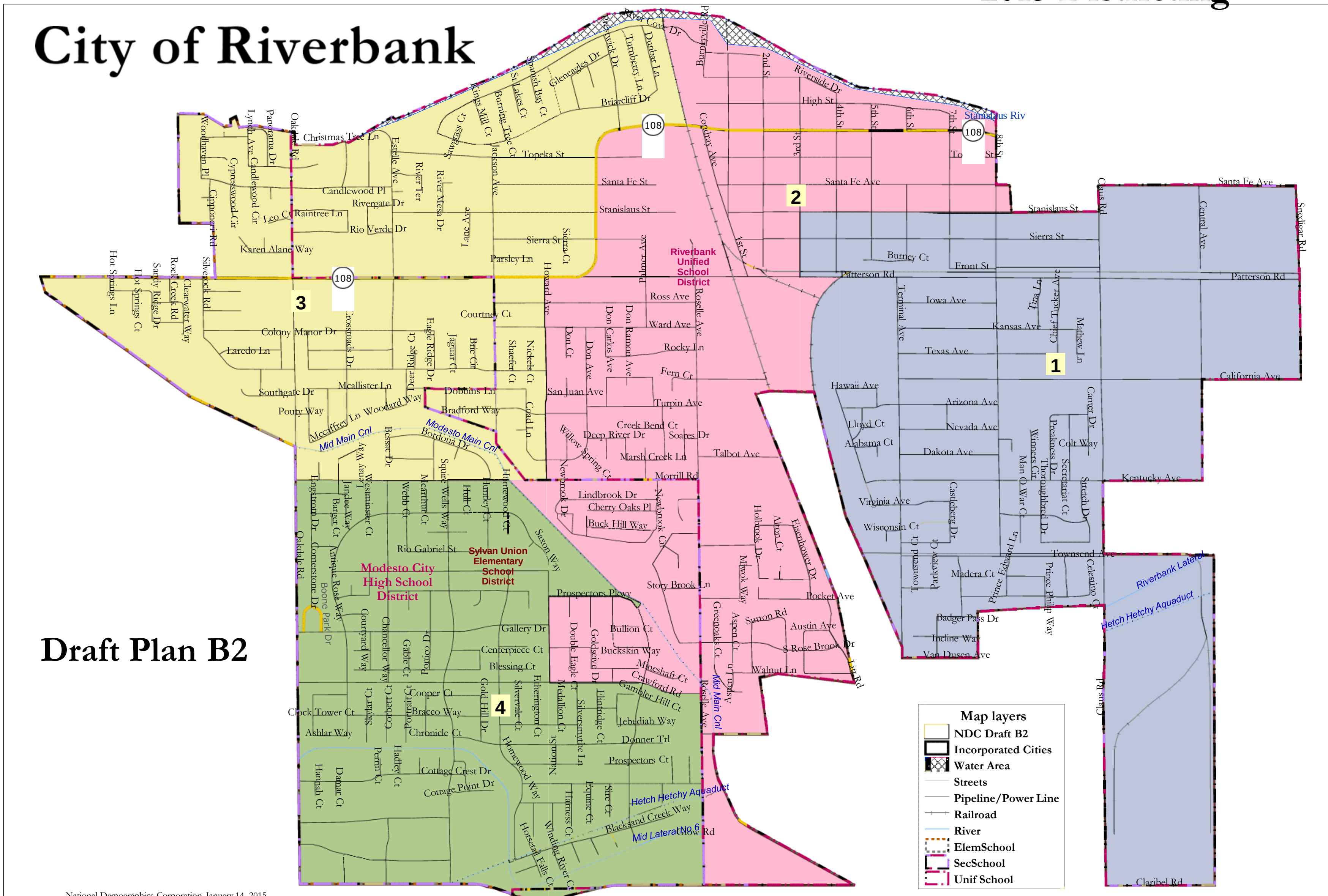
The following are the Boundary Plans proposed.

2015 Districting



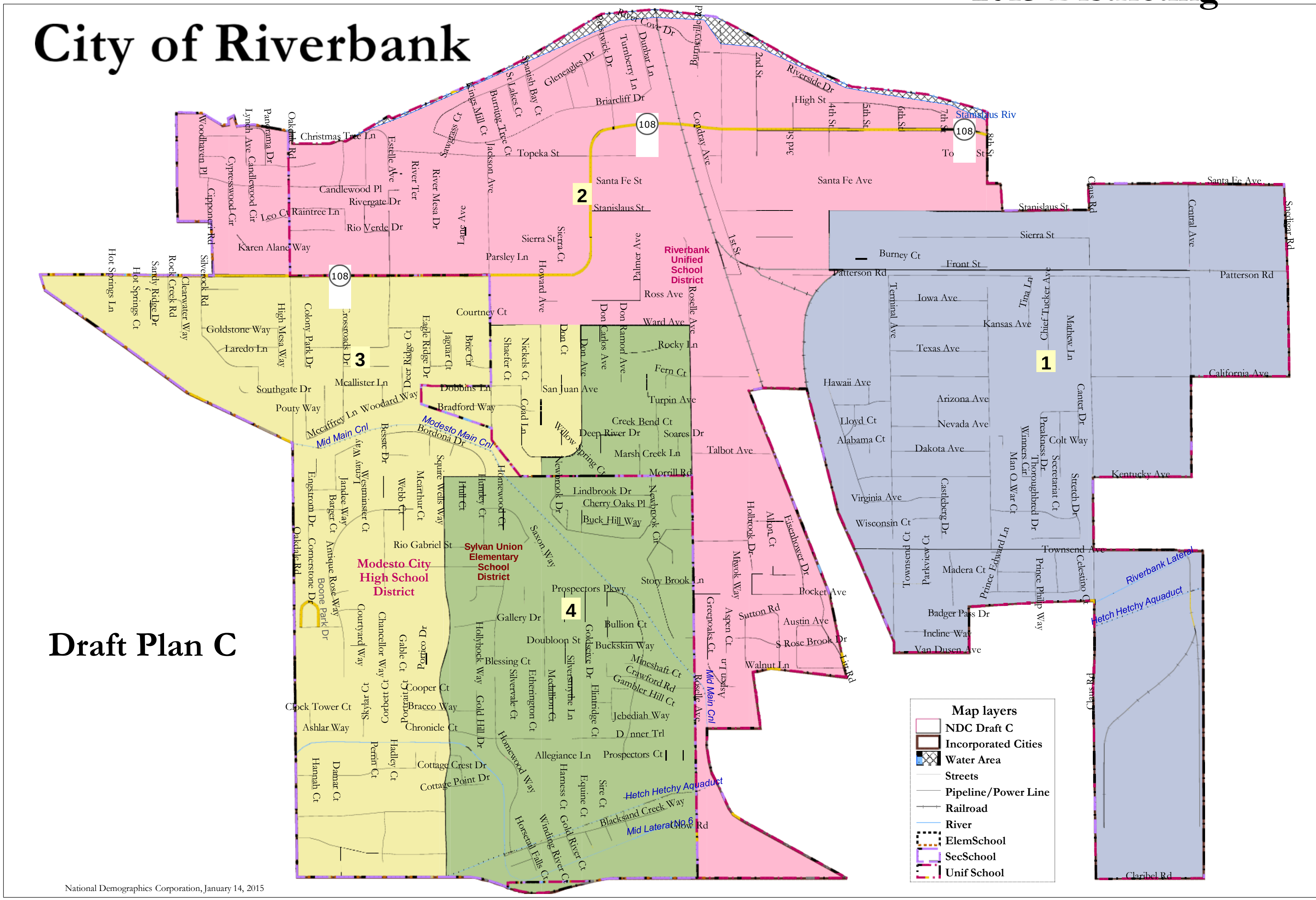
Claribel Rd

2015 Districting



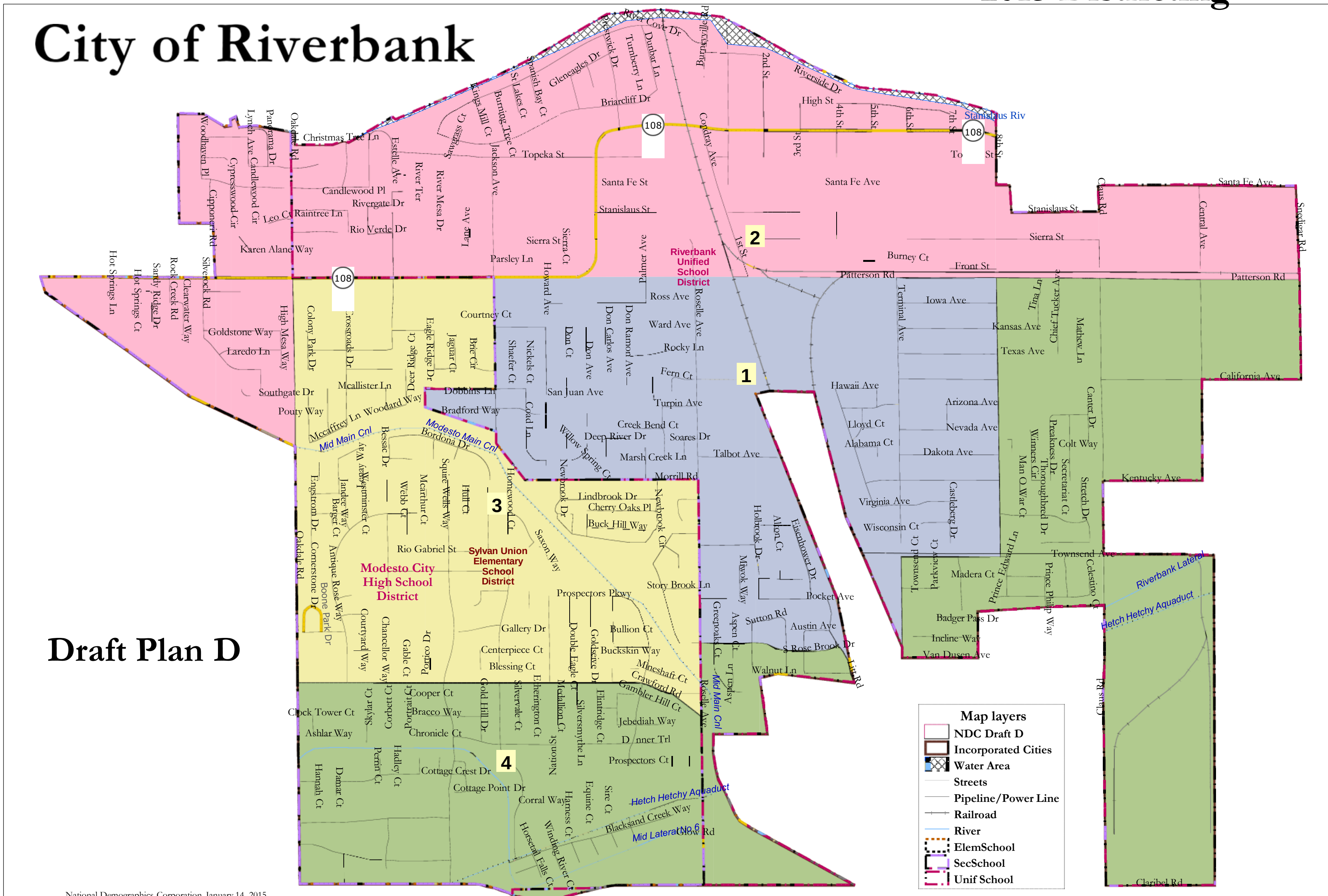
Claribel Rd

2015 Districting



Claribel Rd

2015 Districting

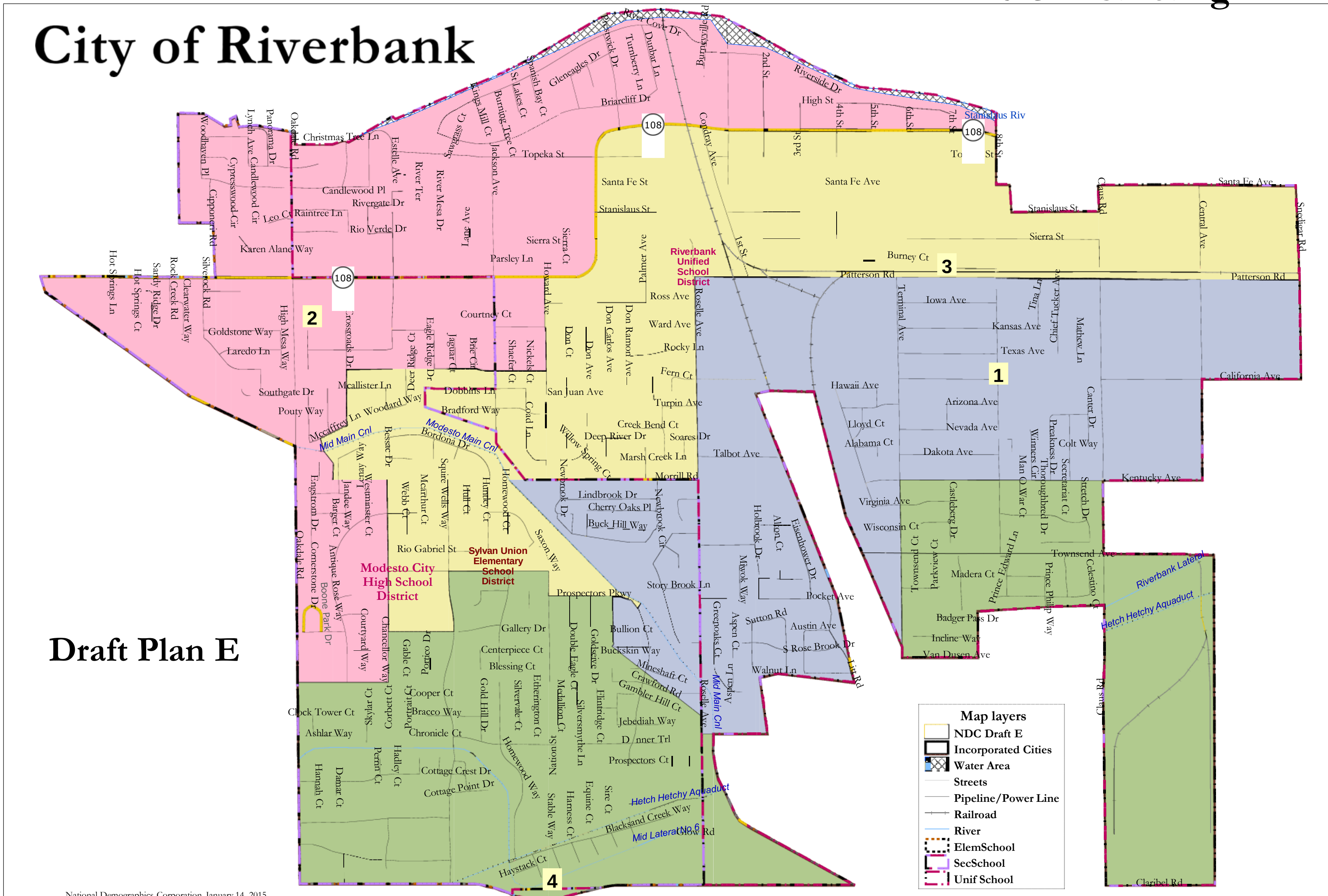


Claribel Rd

2015 Districting

City of Riverbank

Draft Plan E

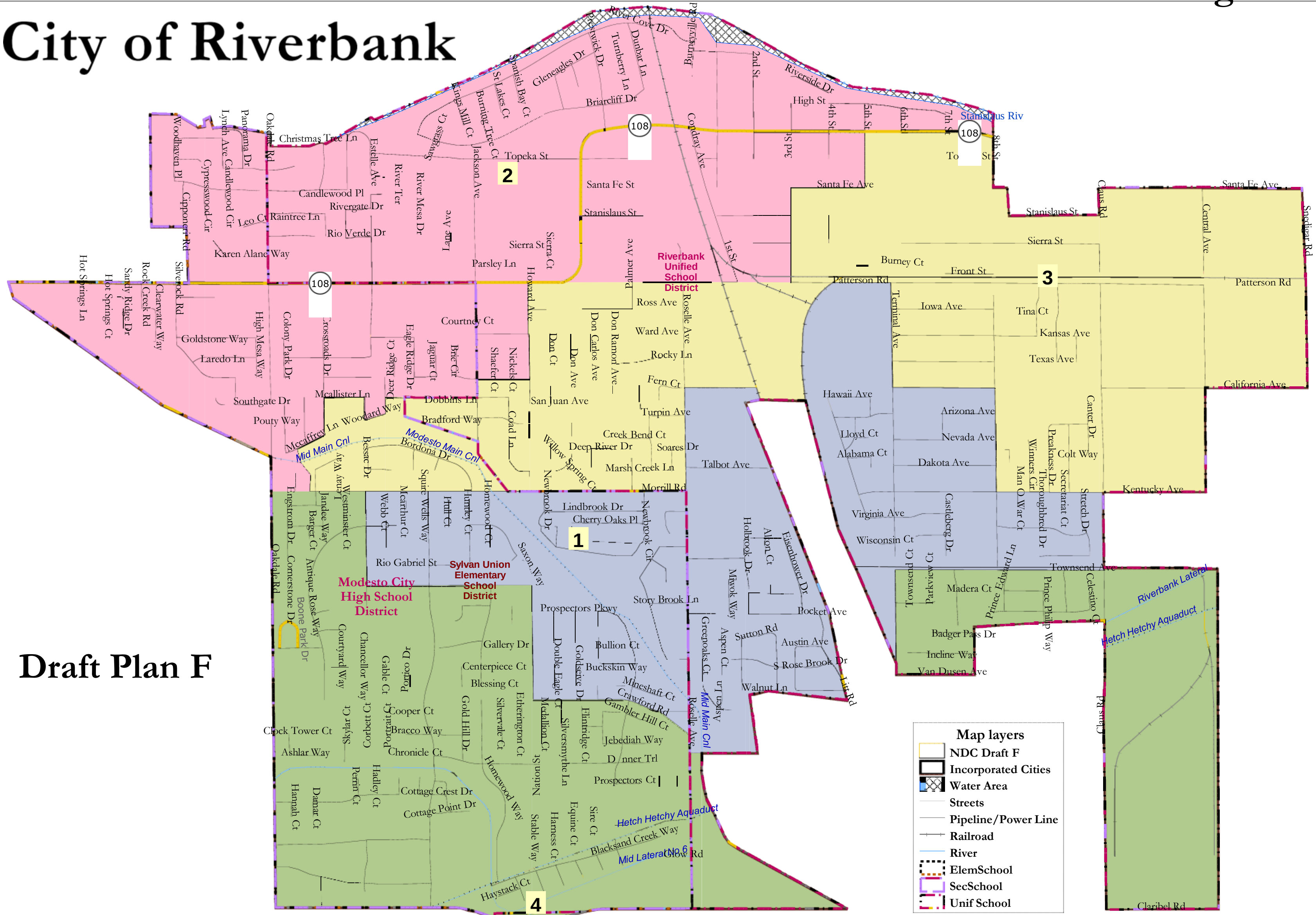


National Demographics Corporation, January 14, 2015

Claribel Rd

2015 Districting

City of Riverbank

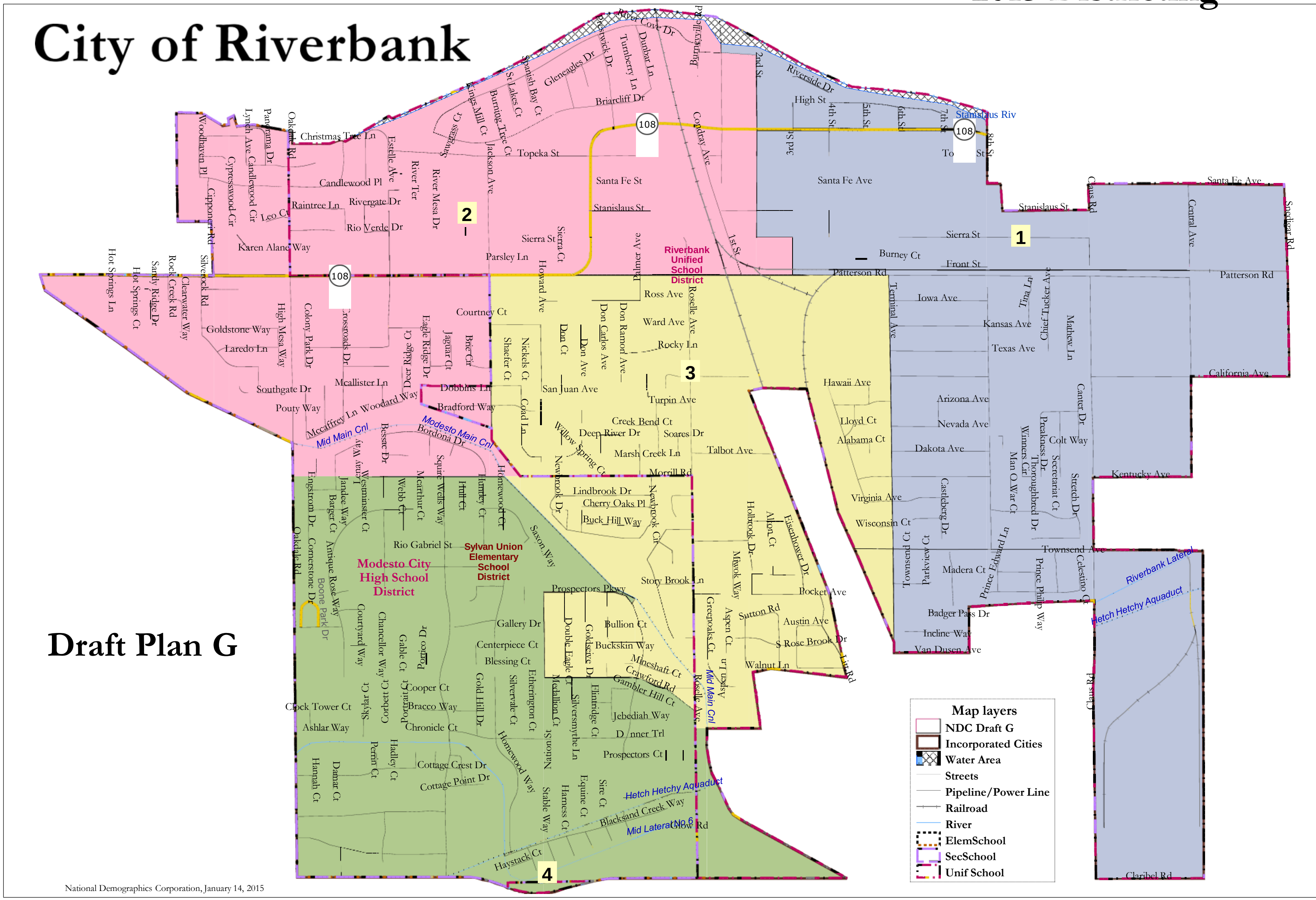


Draft Plan F

National Demographics Corporation, January 14, 2015

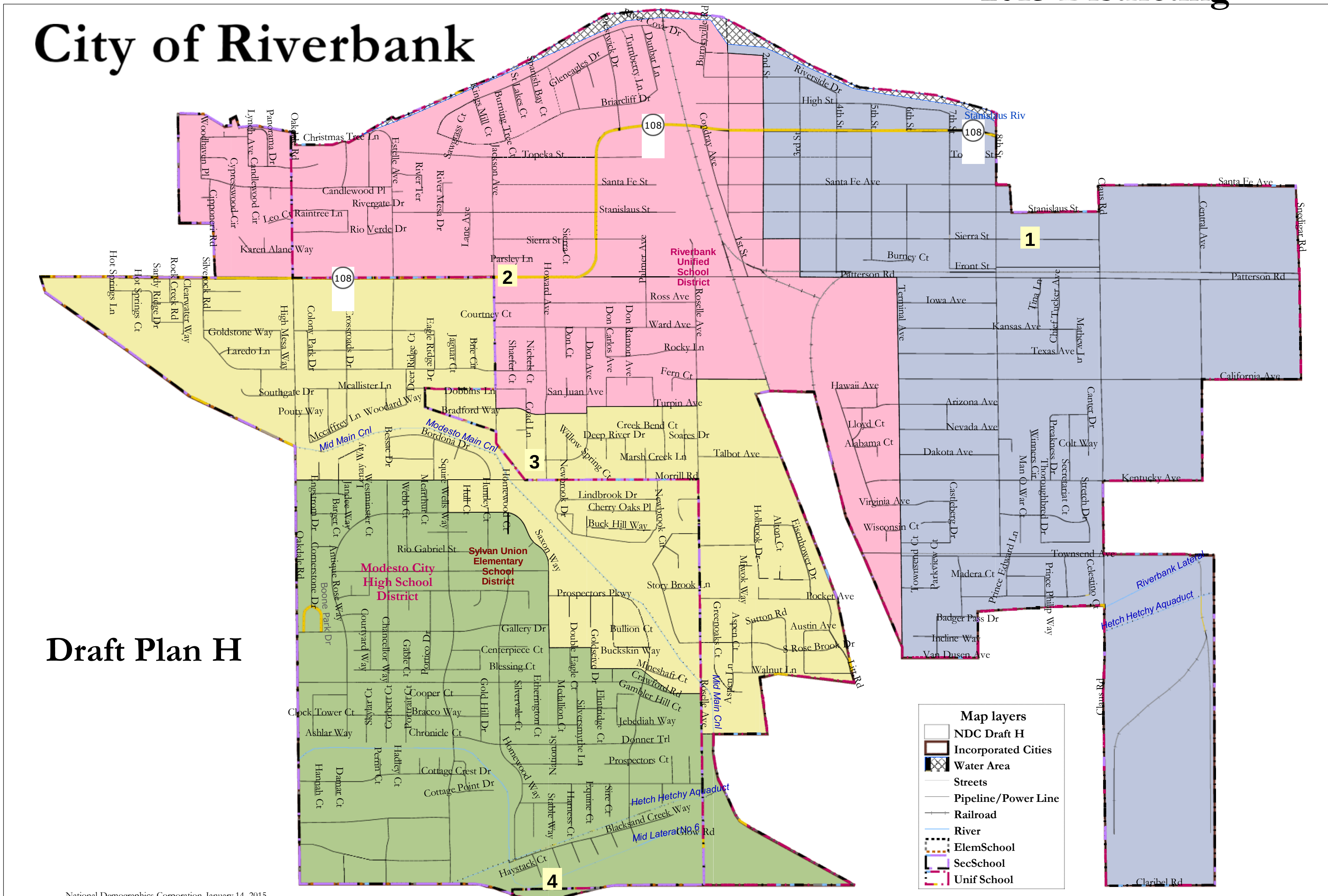
Claribel Rd

2015 Districting



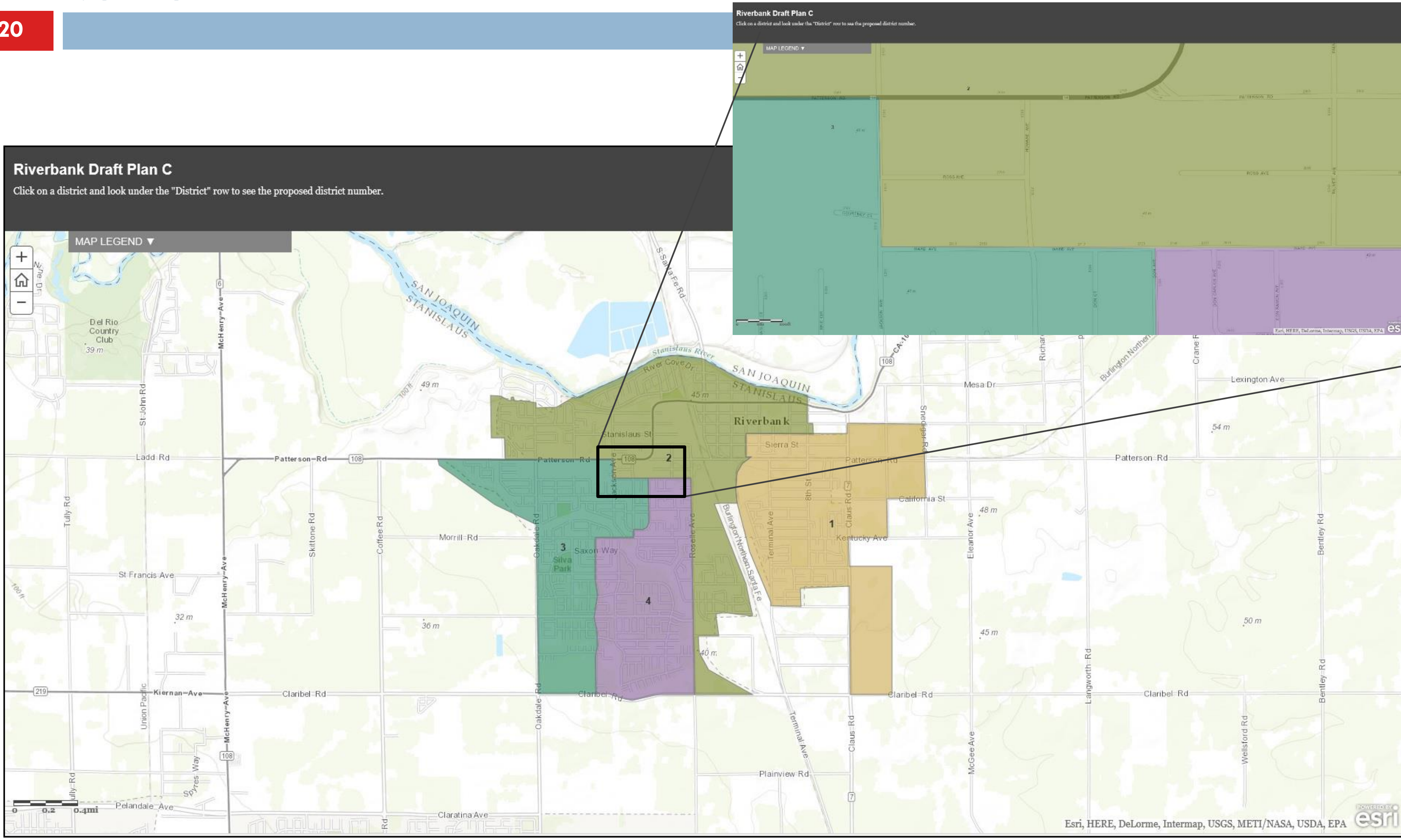
Claribel Rd

2015 Districting



Claribel Rd

Plan Review tool: ArcGIS Online



National Demographics Corporation

Public Input

Today:

- Let us know what you like and don't like about each of the draft plans
- You can use the stickers provided to "vote" for a draft plan

Public Input is highly encouraged:

- Public input is important and welcomed at every stage
- At any time: call, write, or email any thoughts, suggestions or draft plans
- Draft a plan on a computer, on a napkin, or anything in between
- Attend public forum or hearing
- Attend Council meeting

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date:	October 27, 2015
Subject:	1st Quarter Budget Review for Fiscal Year 2015-16
From:	Jill Anderson, City Manager
Submitted by:	Marisela H. Garcia, Director of Finance

RECOMMENDATION

It is recommended that the City Council receive a presentation regarding the review of the 1st quarter budget activity for Fiscal Year 2015-16.

SUMMARY

This presentation will include the 1st quarter activity for the City's major funds which include the General Fund, Water Fund, Sewer Fund, and Gas Tax Fund for the 2015-16 fiscal year.

BACKGROUND

Last June, the City Council adopted the FY 2015-16 Annual Operating Budget. In accordance with the City's Financial Policies, the Council will be provided with periodic updates regarding the status of the budget. As of September 30, 2015, the first quarter of the fiscal year is complete. The completion of the first quarter offers the opportunity to update the City Council regarding the status of the budget to date.

The first quarter budget review is the most difficult to complete. Revenue receipts year-to-date are relatively few and consequently trends are difficult to determine. The City will not receive its first distribution of property tax revenue until early December. The revenue estimates contained in the report are based on the few receipts received and the analysis of the most recent information available.

General Fund

On October 12, 2015 the City Council received a presentation regarding the Five-Year Financial Forecast for the General Fund. Projections reflected that the General Fund would be operating at a structural deficit for at least four fiscal years. This would require the use of the General Fund Reserve in order to continue funding on-going operations. The forecast also included the funding of necessary capital items, such as the 7th Street Storm Drain Outfall and the Three-Year HVAC Replacement Program, which will need to be addressed due to delayed maintenance and possible failure of the systems.

The review of the General Fund budget began with a review of the beginning reserve. The City's financial records have been officially closed and audited by an independent consultant. Based on the closure of the books, the Finance Department was able to determine a revised beginning reserve figure which has changed the ending reserve figures estimated during the preparation of the Final Budget in June.

The revised General Fund Status for the 2015-16 Fiscal Year is as follows:

	Original Budget	Revised Budget	Difference
Beginning Reserve	**$857,450**	**$901,616**	**$44,166**
Estimated Revenues	8,431,700	8,431,700	$0
Estimated Expenditures	8,654,100	8,664,600	$10,500
Anticipated Ending Reserve	**$635,050**	**$668,716**	**$33,666**
Reserve %	**7.5%**	**7.9%**	
Required Minimum Reserve (10%)	$843,170	$843,170	$0
Reserve Deficit	$208,120	$174,454	$33,666
Structural Deficit	$222,400	$232,900	$10,500

As was noted above, there was a slight increase in the beginning reserve of $44,166. This caused reserve estimates to increase from 7.5% to 7.9% as of the end of the fiscal year on June 30, 2016. This amount will be adjusted during the presentation of the Mid-Year Adjustments in February 2016. The increase in estimated expenditures was the approved appropriation of funds for the purchase of a storm drain property located at the corner of Terminal and Reich.

The Finance Department will perform its 2nd quarter review in January which will become the basis for the recommended appropriations made during the presentation of the Mid-Year Review in February.

General Fund Revenues

As of September 30, 2015 revenues received to date for the General Fund were as follows:

Revenues by Category	Budget	YTD Actual	%
Property Taxes	2,983,600	19,229	0.6%
Sales Tax	2,748,600	202,401	7.4%
Franchise Fees	537,500	73,549	13.7%
Police Services	140,300	13,105	9.3%
Service Charges	56,100	33,348	59.4%
Permits & Licenses	222,300	73,414	33%
Other Taxes	42,900	0	0%
Intergovernmental	100,000	4,847	4.8%
Fines	31,500	5,309	16.8%
Interest	41,900	3,737	8.9%
Inter-fund Transfers	1,527,000	0	0%
Total	**8,431,700**	**428,939**	**5.1%**

As was noted, revenues during the first quarter of the fiscal year for the General Fund tend to be minimal due to the timing of several major revenues sources such as:

- Sales Tax: Received monthly but is on a two-month delay. Revenues received in July and August were for the prior fiscal year (2014-15) and recorded in that fiscal year.
- Property Tax: Received in two installments in December and April.
- Property Tax In Lieu of VLF: Received in two installments in January and May.

Overall, 5.1% of the General Fund revenues have been received. Although it is generally expected that by the end of the quarter at least 25% of the revenues should be received, this is not the case for the General Fund due to the timing of the receipts.

General Fund Expenditures

Expenditure by Dept	**Budget**	**YTD Actual**	**%**
City Council	97,150	9,554	9.8%
City Manager	240,100	49,061	20.4%
Finance	700,400	162,053	23.1%
Legal Services	217,300	16,615	7.6%
Planning/Building	627,300	116,379	18.6%
Admin Services	684,100	140,838	20.6%
Police Services/CC	4,037,500	339,280	8.4%
Development Services	708,650	149,663	21.1%
Economic Dev.	134,900	140,304	104%
Bldg Main, Parks & Rec	1,217,200	168,989	13.9%
Total	**$8,664,600**	**$1,292,736**	**14.9%**

Overall, the City's General Fund expenditures are at 14.9% of the projected budget. Several expenditures, such as law enforcement services and legal services, are delayed in their billing causing expenditures to be reflected under the anticipated levels. The Economic Development Department reflects total expenditures that are over budget due to the delayed receipt of a final billing for the SR 108 Relinquishment Grant. The grants funds were received in the prior fiscal year and the portion that was left unpaid currently resides in the Reserve.

<u>Sewer Fund</u>

The 1st quarter comparison of budgeted to actual results is a follows:

	Budget	**YTD Actual**	**%**
Revenue	2,148,300	328,072	15%
Expenses			
Operating	2,331,300	292,340	13%
Reserve Start of Year	570,100	570,100	------
Reserve, YTD	$387,100	$605,832	28%

As of the end of the first quarter, the Sewer Fund had received 15% of the projected budget. Due to the City's every-other month billing practice, only one billing was prepared during the first quarter (August).

Sewer Fund expenditures for the 1st quarter are currently at a 13% expended status. Expenditures such Transfers Out of Management Fees, which accounts for almost $500,000 of the budget, occurs only two times a year in December and June. The fund continues to experience utility savings due to the almost completed energy efficiency project at the WWTP, causing expenditures to be below anticipated levels.

Currently, the Sewer Fund Reserve is at a 28% funded status.

As a result of the Proposition 218 process, the Sewer Fund will experience an increase in service rates as of November 21, 2015. The revised Sewer Fund forecast for the fiscal year will be presented to the City Council during the Mid-Year Budget Review.

Water Fund

The 1st quarter review for the Water Fund reflects the following activity:

	Budget	YTD Actual	%
Revenue	1,756,700	349,127	21%
Expenses			
Operating	1,753,700	260,031	15%
Reserve Start of Year	1,158,900	1,158,900	------
Reserve, YTD	$1,161,900	$1,247,996	71%

Similar to the Sewer Fund Revenues, only one billing for the fiscal year has been processed, which is reflected by the 21% level received to date. The forecast for Water Revenues will also be adjusted as a result of the Proposition 218 process which raised Water Rates as of November 21, 2015.

Water Fund expenditures are at 15% of the projected budget as of the end of the 1st quarter. This is due to several expenditures, such as payments due to the Stanislaus Tuolumne Groundwater Association and annual payments to the State of California in Water Fees, not occurring until future quarters. In addition, Transfers Out of Management Fees occurs only two times a year in December and June.

As of the end of the 1st quarter, the Water Fund Reserve status is at a 71% level.

Gas Tax Fund

The Gas Tax Fund will require monitoring as a result of the approved decrease in the Excise Tax authorized by the State Board of Equalization. This will cause a decrease in revenues and may affect future appropriations of funds towards the maintenance of our streets and roads.

As of the end of the 1st quarter, the status of the Gas Tax Fund was as follows:

	Budget	YTD Actual	%
Revenue	666,100	78,715	12%
Expenses			
Operating	840,000	132,638	16%
Reserve Start of Year	404,800	404,800	------
Reserve, YTD	$230,900	$350,877	53%

As of the end of the quarter, the Gas Tax Fund has received approximately 12% of the budgeted revenues. Gas Tax Funds are received monthly, and there is currently a one-month delay in the receipt of funds. Therefore, the revenue reflects the gas tax allocations for July and August only.

Operating expenditures are currently at 16% of budgeted appropriations. Major expenses such as utilities and capital outlay, are currently under budget due to the timing of expenses.

CONCLUSION

The Finance Department will continue to closely monitor all budgets within the City of Riverbank, particularly the General Fund and the Gas Tax Fund. A thorough mid-year review will be undertaken in January and will be presented along with revisions to revenues and expenditures in February.

STRATEGIC PLAN

This report is directly related to the City's Strategic Plan Three-Year Goal to:

"Achieve and Maintain Financial Stability and Sustainability"

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

1. 1st Quarter Financial Status Report – Fiscal year 2015-2016

City of Riverbank

1st Quarter Financial Status Report – Fiscal Year 2015-2016

As of September 30, 2015

Current Financial Condition

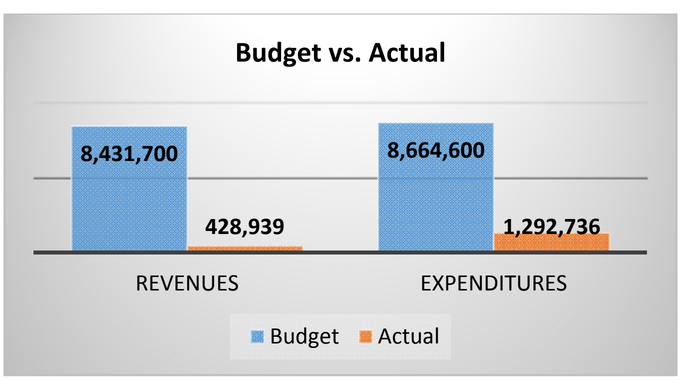
The City's fiscal condition as of the end of the 1st quarter has been historically precarious. General Fund revenue sources are currently on target to meet or exceed budget projections but timing differences in the receipt of certain revenue sources affect the quarter ending balances. In those cases where revenues will be anticipated to be less than budgeted, reduced expenditures will be required in order to result in positive reserve balances by year-end. Expenditures in all funds are currently less than the anticipated 25% that is to be expected after the end of the 1st quarter.

The approved Sewer and Water Rate increases will have a positive impact on revenues. An updated projection will be provided during the preparation of the mid-year budget.

General Fund

The City's General Fund is currently experiencing an operating deficit with actual revenues received of $430,459 or 5.1% of the budgeted revenues. Several General Fund Revenues have timing differences and are not recorded as revenues until they are received. Expenditures of $1,290,609 are at 14.9% of the budget, well below the expected 25% quarter-end level.

The ending Reserve as of June 30, 2016 is projected to end at $668,716 or 7.93%, well below the required 10% established by the City Council. With this outlook, City Departments are asked to continue to be prudent in their spending in order to secure funds for the anticipated expenditure increases in FY 2016-17.



General Fund Revenues

Revenues by Category	Budget	YTD Actual	%
Property Taxes	2,983,600	19,229	0.6%
Sales Tax	2,748,600	202,401	7.4%
Franchise Fees	537,500	73,549	13.7%
Police Services	140,300	13,105	9.3%
Service Charges	56,100	33,348	59.4%
Permits & Licenses	222,300	73,414	33%
Other Taxes	42,900	0	0%
Intergovernmental	100,000	4,847	4.8%
Fines	31,500	5,309	16.8%
Interest	41,900	3,737	8.9%
Inter-fund Transfers	1,527,000	0	0%
Total	**8,431,700**	**428,939**	**5.1%**

- **Property Taxes:** As of the end of the quarter, the City has received only Property Transfer Tax which is payable upon the sale of a home. Timing accounts for the lack of other property tax revenues received to date. One half of the City's property tax is received in the months of December and January. Property Tax revenue sources are highly dependent on property values which have continued to increase due to Prop 8 reversals by the County and increasing values due to home sales.

- **Sales Tax:** Sales tax revenues to date are at 7.4% of the budgeted amount. Sales tax activity throughout the County and the State continues to rebound from the economic crisis that began in 2008. Revenues are received from the state and lags two months behind, which is why the account is currently under budget. Sales Tax is anticipated to be on budget.

- **Franchise Fees:** Franchise Fees are collected on a monthly basis from Gilton Solid Waste for refuse collection services. The City also collects franchise fees from AT&T, Charter Communications, PG&E and MID. All franchise fees are based on consumer activity. The City has received 13.7% of budgeted revenues with fees received from Gilton. Fees collected from other utilities are typically received after quarter-end and after calendar year-end.

- **Police Services:** Fees collected for citations issued by the Riverbank Police Services via Vehicle Releases and Parking Citations are at a stable level.

Good. Positive Indicator; Caution. Unsettled Indicator; Problem. Negative Indicator

- **Service Charges:** Fees charged for plan check services are currently over anticipated quarter-end levels. Fees in this category are only collected based on services requested by customers. Other service fees are lower than anticipated as of the quarter-end.

- **Permits & Licenses:** Permits and licenses, primarily from building construction permits, are over budget as a result of new construction. The majority of the revenues within this category were received from the renewed new home construction in the Crossroads subdivision as well as commercial construction in the Crossroads Shopping Center. Building Permit fees are currently over budget with 43.6% of fees received in the first quarter. Other fees, such as business license fees, are received primarily in December and January when license renewals are distributed.

- **Other Taxes:** Other tax revenues include unitary taxes, Motor Vehicle in Lieu taxes, Payment in Lieu of Taxes (PILOT), and SB 813 Supplemental taxes. To date no revenues from these sources have been received.

- **Intergovernmental:** Revenues received in this category include the COPS allocation received from the State of $100,000. COPS funds are allocated quarterly, after quarter-end.

- **Fines:** Fines are applied bi-monthly to delinquent garbage bills. Fines for this fiscal year are at 16.8% of the anticipated budget with only one penalty billing having been processed during the quarter.

- **Interest Revenue:** The City is receiving more revenue than prior fiscal years due to several new investments of surplus cash that were made. Interest revenue is received semi-annually based on the date of the investment.

- **Inter-Fund Transfers:** Reimbursements received from other funds for salary expenditures allocated in the General Fund are processed twice a year during mid-year and end-of-year.

General Fund

Working Capital	Budget	YTD Actual	%
Revenue	8,431,700	428,939	5.1%
Expenses	8,654,100	1,292,736	36%
Balance Start of Year	857,450	901,616	--------
Balance, YTD	**$635,050**	**$37,819**	**6.0%**

GENERAL FUND EXPENDITURES

Expenditure by Type	Budget	YTD Actual	%
Salaries	1,971,200	435,451	22.1%
Benefits	1,003,650	216,817	21.6%
Supplies	399,250	152,354	38.2%
Contractual Services	4,684,100	445,187	9.5%
Utilities	117,400	24,004	20.4%
Capital Outlay	46,000	18,923	41.1%
Inter-fund Transfer	443,000	0	0%
Total	**8,664,600**	**$1,292,736**	**14.9%**

Expenditure by Dept	Budget	YTD Actual	%
City Council	97,150	9,554	9.8%
City Manager	240,100	49,061	20.4%
Finance	700,400	162,053	23.1%
Legal Services	217,300	16,615	7.6%
Planning/Building	627,300	116,379	18.6%
Admin Services	684,100	140,838	20.6%
Police Services/CC	4,037,500	339,280	8.4%
Development Services	708,650	149,663	21.1%
Economic Dev.	134,900	140,304	104%
Bldg Main, Parks & Rec	1,217,200	168,989	13.9%
Total	**$8,664,600**	**$1,292,736**	**14.9%**

Total Expenditures are under the expected spending level with 14.9% of the budget expended. Several large expenditures, such as law enforcement services and legal expenditures, have not been billed for August and September which accounts for the departments being under the anticipated budget.

A mid-year adjustment will be made to reflect a revised beginning reserve for the fiscal year. This beginning reserve was calculated at the end of the closure of the FY 2014-15 financial records. This revision was positive with an additional $44,166 in the beginning balance. The City's General Fund is anticipated to end with a 7.93% reserve as of June 30, 2016.

In the future, should revenues continue to remain stable (rather than increase), they will not be sufficient to compensate for increasing expenditures. In order to continue current service levels, the City must seek out additional revenue sources in order to avoid using reserve funds.

Good. Positive Indicator Caution. Unsettled Indicator Problem. Negative Indicator

Enterprise Funds

Enterprise funds are designed so that user fees will be sufficient to recoup the operating and capital expenditures required to provide services to customers.

The following tables summarize the operating revenues, operating expenses, and changes in operating fund working capital for the Water and Sewer enterprise funds.

Water Fund

Working Capital	Budget	YTD Actual	%
Revenue	1,756,700	349,127	21%
Expenses			
Operating	1,753,700	260,031	15%
Reserve Start of Year	1,158,900	1,158,900	------
Reserve, YTD	**$1,161,900**	**$1,247,996**	**71%**

Water Fund year-to-date revenues are near the anticipated budget with 19.9% of the budget having been received as of the end of the first quarter.

Expense levels are at 15% of the budget. This is due to prudent spending practices of the Water Division. The Water Fund was anticipated to end the fiscal year with a 61% reserve as of the preparation of the final budget in June.

After a successful Proposition 218 process, on November 21, 2015 new water rates will become effective. Finance will re-evaluate the budget based on revised revenue and expenses incorporated into the water rate forecast. Mid-year revisions will be proposed as appropriate.

Sewer Fund

Working Capital	Budget	YTD Actual	%
Revenue	2,148,300	328,072	15%
Expenses			
Operating	2,331,300	292,340	13%
Reserve Start of Year	570,100	570,100	------
Reserve, YTD	**$387,100**	**$605,832**	**28%**

Sewer Fund revenues to date are at 15% of the anticipated budget. Sewer fund expenditures are currently under budget with 13% expended as of the end of the quarter.

The Sewer Fund will also experience an increase in rates on November 21, 2015 as a result of the Proposition 218 process. Finance will re-evaluate the budget based on the revised revenue estimates and proposed projects for the fiscal year.

Special Revenue Funds

Special Revenue Funds are funds that are legally restricted either through law or through bond covenants. These funds must be tracked separately from other City funds and may only be used for the specific purpose dictated in the law.

Gas Tax Fund

Working Capital	Budget	YTD Actual	%
Revenue	666,100	78,715	12%
Expenses			
Operating	840,000	132,638	16%
Reserve Start of Year	404,800	404,800	------
Reserve, YTD	**$230,900**	**$350,877**	**53%**

Gas Tax revenues for the current fiscal year will be lower than the prior fiscal year due to changes in the gas tax rate paid by customers. Also affecting revenues are the development of fuel efficient vehicles and an increase in the purchase of electric vehicles by consumers. Revenues will be closely monitored in order to ensure that operations and maintenance of our streets and roads is able to be accomplished with existing funds.

What's Next

- **January 2016** – Staff to "kick-off" the FY 2016-17 budget preparation season.
- **February 2016** – Mid-Year Budget Review
- **May 2016** – 3rd Quarter Budget Review
- **May/June 2016** – City Council Budget Workshop
- **June 2016 – Public Hearing & Budget Adoption:** Regular City Council meeting to conduct a public hearing and formally adopt a preliminary operational budget for the 2016-17 fiscal year.

Good. Positive Indicator Caution. Unsettled Indicator Problem. Negative Indicator

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date:	October 27, 2015
Subject:	A **Resolution** of the City Council of the City of Riverbank, California, to Authorize the City Manager to Execute an Agreement with J.B. Anderson Land Use Planning and Appropriate $38,200 from the General Fund for the Preparation of a Municipal Services Review (MSR), Sphere of Influence (SOI) Study, and CEQA Initial Study (IS)
From:	Jill Anderson, City Manager
Submitted by:	Donna M. Kenney, Planning and Building Manager

RECOMMENDATION

It is recommended that the City Council authorize the City Manager to Execute an Agreement with J.B. Anderson Land Use Planning to conduct a Municipal Service Review (MSR), Sphere of Influence (SOI) Study, and California Environmental Quality Act (CEQA) Initial Study (IS).

BACKGROUND

The City of Riverbank is interested in expanding its Sphere of Influence towards commercial and residential development opportunities to the west and industrial opportunities to the east. This includes monitoring the development of the North County Corridor ("NCC") to ensure prime connectivity for vehicle access in and out of Riverbank. The City needs to work with the County to ensure that an interchange at Eleanor Avenue will be included as part of the NCC plan. This is needed to provide primary access to the NCC at Eleanor Avenue and Claribel Road and would increase the development potential for the entire area. For the County to consider this option however, the City will have to commit to developing a long term plan which would show the County that the City is committed to providing industrial development along the NCC and that access at Eleanor Avenue is critical to its success.

PROPOSED SCOPE OF WORK

In order to accomplish the City's strategic objectives, J.B. Anderson Land Use Planning was asked to prepare a proposal to update the City's Municipal Service Review, to study proposed Sphere of Influence areas, and to conduct an Initial Study pursuant to CEQA Guidelines (Attachment 1). The proposed scope of work includes:

- Project Kick-Off Meeting and Background Analysis
- Development of Draft and Final SOI options
- Growth and population projections
- Data collection and Analysis
- Administrative Draft MSR/SOI Study
- Preparation of an Initial Study
- Public Review of Draft MSR/SOI Study
- Final MSR/SOI Study

STRATEGIC PLAN

Riverbank's Strategic Planning sessions allow the Council and staff to reaffirm the City's Mission Statement, Vision Statement, Core Values and Three-Year Goals. In addition, strategic objectives are drafted and completed as the City works towards their long range goals. Expanding the Sphere of Influence is one of the City Council's strategic objectives from their session held in March 2015. In addition, Council received an update by J.B. Anderson Land Use Planning at their August 11, 2015 regular meeting on the steps necessary to expand the Sphere of Influence, including processing an application with Stanislaus County LAFCO. At that meeting, Council provided direction as to what areas they want included in the Sphere of Influence and voted to implement this objective through a Municipal Service Review (MSR), Sphere of Influence (SOI) Study, and California Environmental Quality Act (CEQA) Initial Study (IS). Therefore, this action is consistent with the City's Strategic Plan.

FINANCIAL IMPACT

This project is a strategic objective and requires a one-time expenditure that is not included in the Adopted Budget. Therefore, a budget adjustment in the amount of $38,200 is requested to fund the work needed to proceed. The anticipated costs of the Municipal Service Review (MSR), Sphere of Influence (SOI) Study, and California Environmental Quality Act (CEQA) Initial Study is $34,695 as shown in the chart below. Additional meetings will be charged on a time and materials basis. In consideration of the work required and the agencies involved, a contingency in the amount of $3,505 (approximately 10%) has been added to the budget request. This would bring the total amount to $38,200.

Some of the initial work on this project had to be done in order to determine whether or not a contract would be needed to proceed and funded under an existing budget allocation for planning expenses. For accounting purposes, those expenses directly related to this project will be considered to be a cost associated with the project contract with J.B. Anderson Land Use Planning.

ATTACHMENT

1. City of Riverbank MSR, SOI, and CEQA IS Proposal (Dated July 9, 2015)
2. Resolution

CITY OF RIVERBANK
MUNICIPAL SERVICE REVIEW (MSR), SPHERE OF INFLUENCE (SOI) STUDY & CEQA INITIAL STUDY PROPOSAL

July 9, 2015

PROJECT UNDERSTANDING

The City of Riverbank City Council has expressed the desire to expand the current Sphere of Influence (SOI) for the City to include areas West and East of the City in accordance with the boundaries of the adopted Riverbank General Plan of 2009. The City Council has yet to review and give direction to Staff as to what the new SOI boundaries might be, but this is anticipated to be decided in the next month or so.

The City of Riverbank contracted with Stanislaus County LAFCO for the development of a Municipal Services Review (MSR) covering the existing SOI. This MSR was ultimately adopted by Stanislaus County LAFCO on June 26, 2013.

The Cortese Knox Herzberg (CKH) Act requires Municipal Service Review (MSR) for any Sphere of Influence (SOI) changes. The City of Riverbank wishes to expand its Sphere of Influence and will eventually annex land into the City. Therefore, a MSR, Sphere of Influence (SOI) Study and a CEQA Initial Study are required. All studies will be prepared in accordance with the appropriate California Government Code and the Policies and Procedures adopted by Stanislaus County LAFCO as well as the California Environmental Quality Act (CEQA).

PROJECT A – UPDATED MUNICIPAL SERVICE REVIEW

The Municipal Service Review will be updated in accordance with California Government Code Section 56430 as a means of evaluating public services provided by the City of Riverbank. The Municipal Service Guidelines (2003) prepared by the State Office of Planning and Research will be used to develop information, perform analysis, and organize the study.

The CKH Act requires nine (9) specific analyses, each of which requires specialized data from the service provider under review. The analyses provide the basis for determinations that must be made for each of the following nine CKH criteria:

1. Infrastructure needs and deficiencies
2. Growth and population projections for the affected area
3. Financing constraints and opportunities
4. Cost-avoidance opportunities
5. Opportunities for rate restructuring
6. Opportunities for shared facilities
7. Government Structure Options, including advantages and disadvantages of consolidation or reorganization of service providers
8. Evaluation of management efficiencies
9. Local accountability and governance

PROJECT B - SPHERE OF INFLUENCE MODIFICATION STUDY

The Sphere of Influence (SOI) Study will be prepared in accordance with California Government Code Section 56425. The study will consider and include a written statement of determinations with respect to each of the following:

1. The present and planned land uses in the area, including agricultural and open-space lands;
2. The present and probable need for public facilities and services that the agency provides or is authorized to provide;
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide;
4. The existence of any social or economic communities of interest in the area if they are relevant to the agency;
5. A phasing plan for annexation of territory in the SOI that is time coordinated and consistent with the MSR; and,
6. Existing and projected population at the various sphere horizons.

PROJECT C – CEQA - INITIAL STUDY and FILING OF A NEGATIVE DECLARATION

An initial study will be prepared for distribution and determination of appropriate environmental review document for the SOI study. The environmental work performed as part of the General Plan Update of 2009 including the accompanying FEIR will be the basis of review.

SCOPE OF WORK

TASK 1 PROJECT KICK-OFF AND BACKGROUND RESEARCH

JBAP staff will meet with LAFCO and City staff to refine the details of the work scope and establish a definitive understanding of product delivery dates and formats (Meeting #1)

TASK 2 PRESENTATION OF DRAFT AND FINAL SOI OPTIONS FOR COUNCIL CONSIDERATION

JBAP to prepare staff report and exhibits for City Council consideration of SOI to be studied and applications processed with Stanislaus County LAFCO.

Product Deliverables: Two Staff Reports and exhibits to gain consensus of the City Council on the SOI to be studied and receive clear direction on expectations.

TASK 3 GROWTH AND POPULATION PROJECTIONS

Using the most accurate and recent population projections available for the City of Riverbank, JBAP staff will interpolate population projections for the area. These projections will be used for comparison with City projections.

TASK 4 DATA COLLECTION AND ANALYSIS

JBAP staff will research, investigate, and follow the standards, factors and criteria required by the California Government code as well as the Stanislaus County LAFCO Policies and Procedures for the preparation and writing of MSR's and SOI Plans

Data collection

JBAP staff will gather all the pertinent supporting documentation that addresses the nine (9) MSR criteria in CKH Act as well as the four areas of concern for the SOI Study. JBAP staff will interview City Staff as necessary to gather information. JBAP staff will make follow up contact with the City as needed to fill any gaps that may exist. The follow up contact will be accomplished by a variety of means, including telephone communications, and written and electronic correspondence. One additional meeting will be scheduled to discuss the information collected (Meeting #2). In addition, JBAP staff will collect any existing digital data from the City of Riverbank to supplement information that may be available at LAFCO.

Data Analysis

After the data has been collected JBAP staff will complete an analysis of the data as it applies to each of the criteria outlined in the Government Code and the Stanislaus County LAFCO Policies and Procedures manual for MSR and SOI Plans.

TASK 5 ADMINISTRATIVE DRAFT MSR/SOI STUDY

An administrative draft MSR/SOI report will be prepared for the stakeholders, including the City of Riverbank, and LAFCO staff review; the administrative draft will address all outlined factors discussed above and include appropriate findings, determinations, and recommendations.

Product Deliverable: Administrative Draft MSR/SOI Study (4 bound copies, 1 camera ready copy and 1 electronic copy MS Word format).

TASK 6 PREPARATION OF INITIAL STUDY

JBAP staff will prepare a draft Initial Study for the city to review. The format of the Initial Study shall follow Appendix G of the CEQA Guidelines, or other format as provided by the City of Riverbank. Upon receiving comments back from the City the Initial Study will be modified to address the comments receive. JBAP staff will meet with the City once during this process, if necessary. (Meeting #7)

Product Deliverable: Final Initial Study (2 camera ready copies and 1 electronic copy in MS Word format).

TASK 7 PUBLIC REVIEW DRAFT MSR/SOI STUDY

JBAP staff will revise the Administrative Draft MSR/SOI Study pursuant to direction from the stakeholders, including the City of Riverbank, and LAFCO staff. This task also includes attendance at one public hearing/workshop before the Riverbank City Council (Meeting #3) and the LAFCO Commission (Meeting #4), at which time we will present the Public Review Draft MSR. Members of the public and the City of Riverbank staff/elected officials may provide comments on the conclusions and recommendations contained in the Public Review Draft MSR at this meeting.

Product Deliverable: Draft MSR/SOI Study (4 bound copies, 1 camera ready copy and 1 electronic copy MS Word format)

TASK 8 FINAL MSR/SOI STUDY

JBAP staff will prepare the Final MSR, which will respond to direction from the stakeholders, including the City of Riverbank, and LAFCO following its consideration of the Draft MSR. The Final MSR will include responses to comments received on the draft document. We will present the Final MSR to Riverbank City Council (Meeting #5) and Stanislaus County LAFCO (Meeting #6) at a regular meeting.

Product Deliverable: Final MSR (4 bound copies, 1 camera ready copies and 1 electronic copy in MS Word format)

ASSUMPTIONS

1. No additional studies will be required; the MSR/SOI Plan will be based on existing information.
2. Information requested from the City is delivered to JBA in a timely manner.
3. The schedule as shown has adequate time for document review by the City and LAFCO.

NOTE: Any meetings in excess of the seven (7) meetings outlined above will be billed on a time and materials.

CITY OF RIVERBANK
MUNICIPAL SERVICE REVIEW (MSR), SPHERE OF INFLUENCE (SOI) STUDY & CEQA INITIAL STUDY PROPOSAL

July 9, 2015

9-Jul-15							
City of Riverbank - MSR Update, SOI Study, LAFCO Processing and CEQA		**Principal**	**Senior Planner/ VP**	**Senior Planner**	**Assistant Planner**	**Admin Assistant**	
Hourly Rate		**$140**	**$100**	**$90**	**$65**	**$48**	
		HOURS					**COST**
TASK 1	Project Kick-Off Meeting and Background Research	4	8	0	16	4	$2,592
TASK 2	Draft and Final SOI Options to CC	20	3	0	25	4	$4,917
TASK 2	Growth and Population Projections	2	12	0	24	6	$3,328
TASK 3	Data Collection and Analysis	4	10	10	25	8	$4,469
TASK 4	Administrative Draft MSR/SOI Study	20	12	0	45	10	$7,405
TASK 5	Preparation of an Initial Study	2	8	20	4	4	$3,332
TASK 6	Public Review of Draft MSR/SOI Study	10	4	0	20	4	$5,092
TASK 6	Final MSR/SOI Study	10	4	0	4	0	$2,060
	Sub-Total of Tasks	**72**	**61**	**30**	**163**	**40**	**$33,195**
	Administrative Expenses (i.e. Mileage, Copies)						$1,500
TOTAL ANTICIPATED COSTS							**$34,695**

*Does not include filing fees associated with the Stanislaus County's Clerk's Office and the Department of Fish and Wildlife, required for the filing of the Notice of Determination. Nor does it include application fees due to Stanislaus County LAFCO.

CITY OF RIVERBANK

RESOLUTION NO. 2015-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH J.B. ANDERSON LAND USE PLANNING AND APPROPRIATE $38,200 FROM THE GENERAL FUND FOR THE PREPARATION OF A MUNICIPAL SERVICES REVIEW (MSR), SPHERE OF INFLUENCE (SOI) STUDY, AND CEQA INITIAL STUDY (IS)

WHEREAS, in order to properly plan for future development on the east and west sides of the city, it is important for the city to have an updated Municipal Services Review (MSR), Sphere of Influence (SOI) Study, and CEQA Initial Study (IS); and

WHEREAS, this action is consistent with the City's Strategic Plan and objectives of March 2015; and

WHEREAS, the Council was provided with an update of the steps necessary to expand the Sphere of Influence, including an application to Stanislaus County LAFCO on August 11, 2015 and voted to begin this process; and

WHEREAS, on October 27, 2015 the City Council authorized the City Manager to proceed with the project and obtain the professional services needed to do so;

WHEREAS, J.B. Anderson Land Use Planning was involved in the preparation of the items needed by the City Council to carefully consider the project options, which was funded with a general budget allocation for professional services; and

WHEREAS, the City received a proposal from J.B. Anderson Land Use Planning, to complete the research, prepare and present the documents needed to proceed with the process, including an updated Municipal Service Review and environmental studies; and

WHEREAS, it is requested that City Council authorize the City Manager to execute an agreement with J.B. Anderson Land Use Planning, and authorize $38,200, which includes a contingency of 10.1%, be appropriated from the General Fund to the Planning Division (Department 405) to cover those costs associated with the project contract, including those that may have previously been charged to a general allocation for professional services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby authorizes the City Manager to execute an agreement with J.B. Anderson Land Use Planning and appropriation of $38,200 from the General Fund to the Planning Division for an updated Municipal Services Review (MSR), Sphere of Influence (SOI) Study, and CEQA Initial Study (IS).

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 27th day of October, 2015; motioned by Councilmember ______, seconded by Councilmember ______, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:	**APPROVED:**
____________________________	____________________________
Annabelle Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment: Copy of Proposal

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.3

SECTION 6: NEW BUSINESS

Meeting Date:	October 27, 2015
Subject:	A **Resolution** of the City Council of the City Of Riverbank, California, to Adopt Draft Declaration of Covenants, Conditions and Restrictions Related To Public Art
From:	Jill Anderson, City Manager
Submitted by:	John B. Anderson, Consulting Planner

RECOMMENDATION

It is recommended that the City Council adopt the proposed Resolution and the attached Draft Declaration of Covenants, Conditions and Restrictions ("CC&R's"), to be utilized for future construction of Public Art on private property.

SUMMARY

CC&R's are rules governing the use of real property. In common usage, however, they refer to a promise or agreement concerning the use of the land. Whenever land is purchased, the purchaser take the land subject to the recorded CC&R's to abide by certain restrictions with the use of the land.

For the preservation and protection of public art on private property (current or to be constructed), CC&R's can be used in a binding agreement between the property owner and the City of Riverbank, to protect the public art from being removed or modified over time prior to City Council approval. In many cases, this is a voluntary agreement between the City and an owner of property on which public art is located.

The proposed Resolution includes Draft CC&R's, which will be modified to suit the particular needs in future agreements between property owners and the City regarding public art, on a case by case basis.

ANALYSIS

To construct public art, the property owner or developer (the "Declarant" in the CC&R's) first must obtain approval of its proposed artist and artwork from the City Council. As a condition of this approval, the City requires the property owner or developer, and its successors and assigns, to be responsible for any repair and maintenance of the public art, to be completed in accordance with a maintenance plan approved by the City. As a further condition to the artwork construction, the artwork installed on a project shall be replaced in the event of theft or repair in the event of damage and that artwork shall be insured for the full replacement value.

The purpose of CC&R's are to preserve public art in perpetuity. In other words, the conditions set forth in the CC&R's are bound to the property and, if the CC&R's are recorded the obligations are transferred if the property is sold, mortgaged, encumbered, leased, conveyed and occupied.

As discussed above, the attached CC&R's are in **draft** form and will be modified on a case by case basis and agreed upon by the property owner and the City Attorney. The attached Draft CC&R's presented in the body of this report were borrowed from the City of Downey and were modified for the City of Riverbank as base language for protecting public art in perpetuity.

It is important to note that the City does not have a property owner that wishes to enter into this agreement at this time.

Staff recognizes that the Draft CC&R's will involve a number of issues that will need to be negotiated between the City Attorney and property owner prior to being finalized and signed. For example:

- The Draft CC&R's require Public Artwork be insured by the property owner in a public liability policy in amount of one million dollars ($1,000,000), or as otherwise determined in writing by the City Manager. This provision may be revised if the particular artwork to be insured does not require this coverage limit.

- The Draft CC&R's require the property owner to replace the public art in the event of theft or repaired in the event of damage. Larger pieces of artwork may necessitate a replacement or maintenance bond, or other form of financial security, to ensure that this provision is enforceable.

- The Draft CC&R requires the property owner to indemnify, defend and hold the City and related parties harmless from any and all claims or liabilities arising out of the artwork.

The City of Downey's CC&R presented is the only CC&R's that Staff could find for protecting public art. We looked to surrounding jurisdictions for direction and none utilize a tool to protect public art in perpetuity. For example, the City of Modesto has made a significant investment in Public Art, specifically in the Downtown Core area. Through discussion's with Josh Bridegroom recently, the City of Modesto Downtown Program Manager, they lack a tool or agreement that protects public art.

As discussed above, the intent for this Draft CC&R is to provide mechanism to protect Public Art in perpetuity. The Draft CC&R's are base language that will be used as an agreement between the City of Riverbank and future property owners in which the public art may be located.

LOCAL EXAMPLES OF PUBLIC ART

Riverbank

- Plaza Del Rio Mural depicts a train going over a bridge and kids from Jacob Myers Park are waving.
- Fire Fighters Mural located on the corner of Topeka Street and Third Street depicts fire fighters rescuing a cat.

Modesto

- Abstract Sculpture by Armaldo Pomodoro is located at the Standiford Center. This contemporary sculpture is an outstanding use of metal tubes and nature's light rays.
- American Graffiti by Betty Saletta is located at J Street and Needham Avenue and is a life-size sculpture depicting a teenage boy and girl conversing on the front fender of a classic car from the American Graffiti film's early 1960's era.

ENVIRONMENTAL DETERMINATION

The proposed Resolution and CC&R is not a project within the meaning of Section 15378 of the State California Environmental Quality Act ("CEQA") Guidelines because it has no potential for resulting in a direct or indirect physical change in the environment. Therefore, no CEQA analysis of this project is required.

FISCAL IMPACT

No fiscal impact.

STRATEGIC GOALS

The City of Riverbank Strategic Planning Session is a plan and set of goals that Riverbank will work towards for the next three years. The proposed CC&R is not part of these goals.

ATTACHMENTS

1. Proposed City Council Resolution 2015-___

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, TO ADOPT A DRAFT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RELATED TO PUBLIC ART

WHEREAS, Declaration of Covenants, Conditions and Restrictions (CC&R's) establish binding obligations that can be used to preserve and protect new or existing public artwork in the event the property is sold, leased or transferred; and

WHEREAS, Draft CC&R's have been prepared to require that, for any new construction which proposes the installation of public art, the installation, modification or removal of such public art must be approved by the City Council; and

WHEREAS, The Draft CC&R's establish binding obligations for the current and future owners of property on which the public art may be located. The language in the CC&R's shall be agreed upon between the property owner and the City Attorney and may be modified to suit such agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK AS FOLLOWS:

1. That, based on the findings set forth in this Resolution, the evidence in the City Staff Report, and such other evidence as received at the Public Hearing on this matter before the City Council hereby adopts the Draft Public Art CC&R's, as depicted in Exhibit A attached hereto; and

2. That the City Council recognizes the importance of protecting public art within the City of Riverbank and that new construction of public art on private property will be preserved and protected by the attached Draft CC&R's.

3. That the City Council recognizes that the Draft CC&R's will be modified to suit the needs of the City and the property owner in which public art may be installed or located in the future.

4. <u>Constitutionality, severability</u>. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The City Council of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word

thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 27th day of October, 2015; motioned by Councilmember ______, seconded by Councilmember ______, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:	**APPROVED:**
____________________________	____________________________
Annabelle Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachments: Exhibit A – Public Art Draft CC&R

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

[Insert Developer Contact Info]

***DRAFT* DECLARATION OF COVENANTS**
CONDITIONS AND RESTRICTIONS

THIS DECLARATION of covenants, conditions and restrictions (“Declaration”) is made as of this ___ day of __________, ____ by ___________________, hereafter referred to as (“Declarant”)

***DRAFT* Recitals**

A. Declarant is the owner of _________________, in the City of Riverbank, County of Stanislaus, State of California as per plat recorded in Book ___, Page(s) ___ of _________________ in the office of the Stanislaus County Recorder.

B. The term “Lot” means _________, singularly as specified; and the term “Lots” or “Property” means ________, collectively.

C. In order to construct public artwork (“Artwork”), and prior to issuance of a certificate of occupancy for any commercial development, Declarant will obtain approval of its proposed artist and artwork from the City Council of the City of Riverbank, California, a charter city (“City”);

D. As a condition to the Artwork construction, the City requires that Declarant, its successor and/or assigns, shall maintain the Artwork in a safe, neat and orderly manner acceptable to the City, and that any repair and maintenance shall be the responsibility of the Declarant and completed in accordance with a maintenance plan approved by the City;

E. As a further condition to the Artwork construction, the Artwork installed on a project shall remain the property of the Declarant and shall be replaced in the event of theft or repaired in the event of damage; and that artwork shall be insured for the full replacement value; and that Artwork may not be removed without prior approval from the City Council; and that, if removed is granted, an in-lieu contribution equal to the value of the artwork shall be made to the City, to be used for only Artwork projects.

F. The covenants, conditions, restrictions created herein are equitable servitudes which shall run with the land and be binding upon the Declarant, successors-in-interest, and/or assigns to

___________. The Declarant also intends by Declaration to create certain rights and obligations in accordance with Section 1468 of the California Civil Code.

NOW, THEREFORE, Declarant hereby declares said _______ [is/]are now held, and shall hereafter be held, transferred, sold, mortgaged, encumbered, leased, conveyed and occupied subject to the Conditions set forth, each and all of which is and are for and shall inure to the benefit of and pass with the _____ and shall apply to and bind the heirs, assignees and successors in interest of any owner thereof and their agents, customers, invitees, licensees, tenants, occupants and employees within the sanitary sewer easement.

1. Obligation to Repair. The obligation to maintain, repair, and replace the Artwork on ____________ provided for herein shall pass with the title to ___________. Every conveyance of an interest in any _________ shall be deemed to have been made with reference to this Declaration.

2. Duties of Declarant. Declarant, its heirs, assignees, successors and each respective owner of _____________ shall:

(a) Maintain the Artwork in a safe, neat and orderly manner acceptable to the City, and that any repair and maintenance shall be the responsibility of the Declarant and completed in accordance with a maintenance plan approved by the City;

(b) The Artwork installed on a project shall remain the property of the Declarant and shall be replaced in the event of theft or repaired in the event of damage;

(c) Insure the Artwork for its full replacement value;

(d) Artwork may not be removed without the prior approval from the City Council. If removal is granted, an in-lieu fee contribution equal to the value of the artwork shall be made to the City;

(e) Indemnify, defend and hold the City and related parties harmless from any and all claims or liabilities arising out of the artwork.

(f) Maintain in the City Clerk's office a certificate of public liability insurance naming the City as an additional insured including coverage and liability limits in the amount of ONE MILLION DOLLARS $1,000,000 or as may otherwise be specified in writing by the City Manager.

3. Obligation to Provide Notice. Declarant, its heirs, assignees, successors and each respective owner of __________ must provide the City, via the City Council, with written notice and a copy of the Artwork plans, including artist selection, before any Artwork is constructed on the property. Such written notice shall be given within thirty (30) days prior to the commencement of any anticipated construction of the Artwork. The City has the right, but not the obligation, to inspect any and all Artwork plans and sites before construction.

4. Breach. In the event of breach or threatened breach of this Declaration, only the City or the record owner of ____________ shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach. The unsuccessful party in any action shall pay to the prevailing party a reasonable sum for attorney's fees and costs, which shall be deemed to have accrued on the commencement of such action and shall be enforceable whether or not such action is prosecuted to judgement.

5. Additional Documents. To further implement this Declaration, Declarant shall execute and deliver such deeds and other instruments as may be necessary to proper to establish or confirm the Covenants described in this Declaration and the provisions hereof.

6. Attorney's Fees. The prevailing party in any action to enforce or interpret the terms of this Declaration, or any portion thereof, shall be entitled to an award of reasonable attorney's fees and legal costs incurred in such action, in addition to all other remedies to which such party may be entitled.

7. Waiver. The waiver of, or failure to enforce, any breach or violation of any provisions of this easement shall not be deemed to be waiver of the right to enforce any subsequent breach or violation of that provision or any other provision of this Declaration.

8. Severability. Invalidation of any one of the provisions of this Declaration, or any part or parts thereof, shall not affect any of the other provisions of this Declaration or any part or parts thereof, which shall remain in full force and effect to the greatest extent possible.

9. Amendments. This Declaration may be amended or modified at any time by recording in the official Records of the County where the property described herein is situated, an instrument in writing recited such amendment or modification, and bearing the acknowledged signatures of the Declarant, or, which respect to any of the Lots which have been transferred by Declarant, the acknowledged signatures of the Declarant's successors and assigns, and the signature of the authorized representative of the City.

The City's prior written approval shall be recorded concurrently with any termination of this Declaration and/or any amendment that redefines or changes the description and/or boundaries of the Easement Areas as described in this Declaration. Any such amendment or termination recorded without the City's written approval shall be null and void.

10. Interpretation. The laws of the State of California shall govern the interpretation, validity, performance and/or enforcement of this Declaration.

11. Venue. The venue for any and all disputes arising out of the interpretation, validity, performance and/or enforcement of this Declaration shall be the Superior Court for the County of Stanislaus or the United States District Court for the Eastern District of California.

12. Captions. The captions used herein at the beginning of paragraphs are for convenience only, and shall not be used to interpret nor substitute for the text of this Declaration.

13. Duration. Unless otherwise cancelled and terminated, this Declaration and all of the easements, rights and obligations hereof shall continue in perpetuity.

14. Mortgagees. Nothing herein shall impose any liability or obligation upon the holder of any mortgage or deed of trust now or hereafter encumbering any one of the Lots, or any part thereof, which was made in good faith and for value, provided, however, the provisions hereof shall apply to and be binding upon any such holder who acquires ownership of any such property whether by foreclosure or deed in lieu of foreclosure. No breach or violation of any provision hereof shall defeat or render invalid the lien of any mortgage or deed of trust now or hereafter encumbering any one of the Lots, or any part thereof, which was made in good faith and for value.

15. Effective upon Recordation. This Declaration shall only be effective upon its recordation in the official Records of Stanislaus County.

16. Counterparts. This Declaration may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

17. Constructive Notice. Every person who now or hereafter owns or acquires rights, title, or any interest in or to any portion of any one of the Lots shall be conclusively deemed to have consented and agreed to the terms of this Declaration, whether or not reference to this Declaration is contained in the instrument by which such person acquired such right, title or interest.

IN WITNESS WHEREOF, Declarant has executed this declaration as of the date first written above.

California All-Purpose Acknowledgment

Pursuant to SB 1050 (Chapter 197, Statutes of 2014), Civil Code section 1189 has been amended to provide that any certificate of acknowledgment taken within the State of California shall be in the following form:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of______________________)

On______________________, before me _________________________________, a Notary Public, personally appeared____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

____
(Signature)

(Seal)

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 10.1

SECTION 10: INFORMATIONAL ITEM

Meeting Date:	October 27, 2015
Subject/ Title:	Warrant Registers for 09/10/2015, 09/17/2015, and 09/24/2015
From:	Jill Anderson, City Manager
Submitted by:	Marisela H. Garcia, Director of Finance

RECOMMENDATION:

It is recommended that the City Council review as an informational item the warrant registers for 09/10/2015, 09/17/2015, and 09/24/2015.

SUMMARY:

The warrant register presented to the City Council is a listing of all expenditures paid. Major expenditures presented on the warrant register include the following:

09/10/2015 Warrant

Check No.	Vendor & Description	Funding Source	Amount
46056	Crawford & Associates: GeoTech study for 7th St. storm drain outfall	Gas Tax Fund	$3,457.50
46061	FM Concerts: Stages & Bands for Cheese & Wine	Cheese & Wine	$1,950.00
46076	Christina Ortiz: Refund of Overpayment for First Time Homebuyer Loan	CDBG Fund	$3,488.94
46087	Tab Products Co: Records Storage for Riverbank Police Services	AB 109 Funds	$31,725.65

09/17/2015 Warrant: No Major Expenses

09/24/2015 Warrant

Check No.	Vendor & Description	Funding Source	Amount
46141	Turlock Direct: District Elections Mailer	General Fund	$1,580.00

FINANCIAL IMPACT:

Reductions in various funds for payment of expenses.

ATTACHMENTS: **(List attachments in order of placement)**

1. Warrant Registers: 09/10/2015, 09/17/2015, and 09/24/2015.

WARRANT REGISTER

Date: 09/10/2015

City of Riverbank

Vendor Name	Invoice Description	GL Number	Check No.	Check Date	Check Amount
A-1 AUTO ELECTRIC	VEHICLE MAINTENANCE	119-442-000-705-040	46045	09/10/2015	**247.80**
				Vendor Total:	**247.80**
ADTECH	COMPUTER MAINTENANCE - LRA	198-439-506-702-053	46046	09/10/2015	**410.00**
ADTECH	COMPUTER MAINTENANCE - LRA	101-408-000-702-032	46046		**3,392.27**
				Vendor Total:	**3,802.27**
NAGEEB A. ALSAMIRI	PLANNING DEPOSIT REFUND	101-000-000-200-225	46047	09/10/2015	**297.06**
				Vendor Total:	**297.06**
ARROWHEAD SCIENTIFIC, INC.	POLICE SERVICES SUPPLIES	101-409-000-702-030	46048	09/10/2015	**496.15**
				Vendor Total:	**496.15**
AT&T	COMMUNICATIONS	101-407-000-704-022	46049	09/10/2015	**900.61**
				Vendor Total:	**900.61**
AT&T-CALNET 3	COMMUNICATIONS	134-459-000-704-022	46050	09/10/2015	**9.50**
AT&T-CALNET 4	COMMUNICATIONS	106-423-000-704-022	46050		**5.56**
AT&T-CALNET 5	COMMUNICATIONS	101-406-000-704-022	46050		**5.27**
AT&T-CALNET 6	COMMUNICATIONS	101-412-000-704-022	46050		**6.23**
AT&T-CALNET 7	COMMUNICATIONS	134-459-000-704-022	46050		**21.13**
				Vendor Total:	**47.69**
CRISTINA AZPETIA	DEPOSIT REFUND	118-000-000-200-150	46051	09/10/2015	**150.00**
				Vendor Total:	**150.00**
CACEO	SEMINAR REGISTRATION	117-411-000-706-037	46052	09/10/2015	**349.00**
				Vendor Total:	**349.00**
CITY OF CERES	PLANNING COMM. WORKSHOP	101-405-000-701-005	46053	09/10/2015	**50.00**
				Vendor Total:	**50.00**
CITY OF RIVERBANK	UTILITIES	177-590-000-704-021	46054	09/10/2015	**36.79**
				Vendor Total:	**36.79**
GEORGE COLLIER	TENNIS INSTRUCTOR	118-441-000-703-030	46055	09/10/2015	**112.00**
				Vendor Total:	**112.00**
CRAWFORD & ASSOCIATES, INC.	SLOPE REPAIR	102-418-000-702-032	46056	09/10/2015	**3,457.50**
				Vendor Total:	**3,457.50**
DENAIR LUMBER COMPANY, INC.	BUILDING MAINTENANCE	101-414-000-706-029	46057	09/10/2015	**4.84**
DENAIR LUMBER COMPANY, INC.	BUILDING MAINTENANCE	101-407-000-706-029	46057		**41.96**
				Vendor Total:	**46.80**
E.R. VINE & SONS, INC.	VEHICLE FUEL	106-424-000-702-030	46058	09/10/2015	**180.76**
				Vendor Total:	**180.76**
FAR WEST	LAB SAMPLES	106-424-000-702-032	46059	09/10/2015	**1,816.00**
				Vendor Total:	**1,816.00**
FASTENAL COMPANY	CHEMICALS	101-414-000-703-049	46060	09/10/2015	**64.36**
				Vendor Total:	**64.36**
FM CONCERTS	CHEESE & WINE: STAGES & BANI	163-459-000-702-032	46061	09/10/2015	**1,950.00**
				Vendor Total:	**1,950.00**
MICHELE GARCIA	TRAVEL ALLOWANCE	117-411-000-706-037	46062	09/10/2015	**677.26**
				Vendor Total:	**677.26**
GILTON SOLID WASTE MGMT. INC.	BIN SERVICE - LRA	197-439-000-704-021	46063	09/10/2015	**99.72**
				Vendor Total:	**99.72**
GIULIANI & KULL, INC.	ENGINEERING SERVICES	101-412-000-702-035	46064	09/10/2015	**875.00**
GIULIANI & KULL, INC.	ENGINEERING SERVICES	125-000-000-210-009	46064		**750.00**
GIULIANI & KULL, INC.	ENGINEERING SERVICES	101-413-000-707-003	46064		**500.00**
GIULIANI & KULL, INC.	ENGINEERING SERVICES	101-000-000-200-225	46064		**375.00**
GIULIANI & KULL, INC.	ENGINEERING SERVICES	101-000-000-200-226	46064		**625.00**
				Vendor Total:	**7,625.00**

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GRAINGER	EQUIPMENT MAINTENANCE	106-424-000-702-030	46065	09/10/2015	**32.64**
				Vendor Total:	**32.64**
GINA GUZMAN	DEPOSIT REFUND	118-000-000-200-150	46066	09/10/2015	**100.00**
				Vendor Total:	**100.00**
HILLYARD-SACRAMENTO	JANITORIAL SUPPLIES	101-407-000-706-029	46067	09/10/2015	**960.65**
				Vendor Total:	**960.65**
J.B. ANDERSON	CROSSROADS WEST SPECIAL PL	195-000-000-210-010	46068	09/10/2015	**2,310.00**
				Vendor Total:	**2,310.00**
DONNA KENNEY	TRAVEL ALLOWANCE	101405-000-706-037	46069	09/10/2015	**211.96**
				Vendor Total:	**211.96**
KJELDSEN, SINNOCK & NEUDECK	GROUNDWATER MONITORING	106-424-000-702-032	46070	09/10/2015	**9,956.00**
				Vendor Total:	**9,956.00**
LES SCHWAB TIRES	BUILDING MAINTENANCE	119-442-000-705-040	46071	09/10/2015	**106.34**
LES SCHWAB TIRES	BUILDING MAINTENANCE	101-414-000-706-029	46071		**52.68**
				Vendor Total:	**159.02**
PETER LOLONIS	BOOT ALLOWANCE	101-406-000-706-027	46072	09/10/2015	**75.33**
				Vendor Total:	**75.33**
MID	UTILITIES	220-590-000-704-021	46073	09/10/2015	**70.40**
				Vendor Total:	**70.40**
OAKDALE ACE HARDWARE	EQUIPMENT MAINTENANCE	102-418-000-706-026	46075	09/10/2015	**116.74**
OAKDALE ACE HARDWARE	EQUIPMENT MAINTENANCE	114-433-000-702-030	46075		**648.35**
OAKDALE ACE HARDWARE	EQUIPMENT MAINTENANCE	102-418-000-702-030	46075		**139.07**
				Vendor Total:	**904.16**
O'REILLY AUTOMOTIVE, INC.	VEHICLE MAINTENANCE	119-442-000-705-040	46074	09/10/2015	**573.13**
O'REILLY AUTOMOTIVE, INC.	VEHICLE MAINTENANCE	114-433-000-702-030	46074		**8.28**
O'REILLY AUTOMOTIVE, INC.	VEHICLE MAINTENANCE	119-442-000-706-028	46074		**112.68**
O'REILLY AUTOMOTIVE, INC.	VEHICLE MAINTENANCE	106-424-000-702-030	46074		**35.45**
O'REILLY AUTOMOTIVE, INC.	VEHICLE MAINTENANCE	101-414-000-706-029	46074		**4.29**
O'REILLY AUTOMOTIVE, INC.	VEHICLE MAINTENANCE	119-422-000-706-050	46074		**21.51**
				Vendor Total:	**755.34**
CHRISTINA ORTIZ	PAYOFF REFUND	153-000-000-160-029	46076	09/10/2015	**3,488.94**
				Vendor Total:	**3,488.94**
PACIFIC GAS & ELECTRIC	UTILITIES - LRA	197-439-000-704-021	46077	09/10/2015	**77.68**
				Vendor Total:	**77.68**
PACIFIC STORAGE COMPANY	STORAGE & SHREDDING FEE	101-403-000-703-025	46078	09/10/2015	**143.66**
PACIFIC STORAGE COMPANY	STORAGE & SHREDDING FEE	101-405-000-703-025	46078		**40.07**
PACIFIC STORAGE COMPANY	STORAGE & SHREDDING FEE	101-408-000-703-025	46078		**40.08**
PACIFIC STORAGE COMPANY	STORAGE & SHREDDING FEE	101-412-000-703-025	46078		**40.07**
				Vendor Total:	**263.88**
NORMA PASTRANA	REISSUE: DEPOSIT REFUND	118-000-000-675-220	46079	09/10/2015	**175.00**
				Vendor Total:	**175.00**
PRIME SHINE EXPRESS CAR WASH	VEHICLE WASHES	119-442-000-702-030	46080	09/10/2015	**35.00**
PRIME SHINE EXPRESS CAR WASH	VEHICLE WASHES	101-406-000-703-025	46080		**3.50**
PRIME SHINE EXPRESS CAR WASH	VEHICLE WASHES	101-414-000-706-029	46080		**7.00**
PRIME SHINE EXPRESS CAR WASH	VEHICLE WASHES	114-433-000-702-030	46080		**3.50**
PRIME SHINE EXPRESS CAR WASH	VEHICLE WASHES	117-411-000-703-025	46080		**3.50**
				Vendor Total:	**52.50**
RIVERBANK UNIFIED SCHOOL	JANITORIAL SUPPLIES	134-459-000-706-052	46081	09/10/2015	**260.51**
				Vendor Total:	**260.51**
SEEGER'S PRINTING	ACTIVITY GUIDE	134-459-000-706-065	46082	09/10/2015	**1,803.80**
				Vendor Total:	**1,803.80**

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SHIRTWORLD	POLO SHIRTS & EMBROIDERY	114-433-000-709-001	46083	09/10/2015	**109.71**
SHIRTWORLD	POLO SHIRTS & EMBROIDERY	106-423-000-706-026	46083		**77.45**
SHIRTWORLD	POLO SHIRTS & EMBROIDERY	106-424-000-706-026	46083		**77.45**
SHIRTWORLD	POLO SHIRTS & EMBROIDERY	114-433-000-706-026	46083		**77.44**
				Vendor Total:	**342.05**
STANISLAUS CO. AUDITORS	EMERGENCY SERVICES: ANNUAL	101-408-000-702-034	46084	09/10/2015	**1,159.56**
				Vendor Total:	**1,159.56**
STANISLAUS CO. SHERIFF'S DEPT.	LAW ENFORCEMENT - JULY 2015	101-409-000-702-060	46085	09/10/2015	**298,613.08**
				Vendor Total:	**298,613.08**
STANISLAUS FOUNDATION	DENTAL LIABILITY	201-000-000-200-082	46086	09/10/2015	**2,461.30**
				Vendor Total:	**2,461.30**
TAB PRODUCTS CO. LLC	STORAGE SHELVES	126-000-000-200-175	46087	09/10/2015	**31,725.65**
				Vendor Total:	**31,725.65**
THE LINCOLN NATIONAL LIFE	LIFE INSURANCE	201-000-000-200-086	46088	09/10/2015	**465.45**
				Vendor Total:	**465.45**
TILBURY AUTO PARTS	VEHICLE MAINTENANCE	119-442-000-705-040	46089	09/10/2015	**9.45**
				Vendor Total:	**9.45**
NORMA TORRES-MANRIQUEZ	REIMBURSEMENT	101-401-000-706-037	46090	09/10/2015	**21.73**
NORMA TORRES-MANRIQUEZ	REIMBURSEMENT	101-402-000-706-037	46090		**21.73**
NORMA TORRES-MANRIQUEZ	REIMBURSEMENT	101-408-000-703-025	46090		**21.72**
				Vendor Total:	**65.18**
TRACTOR SUPPLY CREDIT PLAN	CHEMICALS	106-424-000-703-049	46091	09/10/2015	**172.98**
				Vendor Total:	**172.98**
ULINE	EQUIPMENT MAINTENANCE	101-409-000-702-030	46092	09/10/2015	**472.98**
				Vendor Total:	**472.98**
WARDEN'S	OFFICE SUPPLIES	101-403-000-703-025	46093	09/10/2015	**106.51**
				Vendor Total:	**106.51**
WEST ORTHODONTICS	ENGINEERING & INSPECTION DEP.	125-000-000-210-008	46094	09/10/2015	**672.06**
WEST ORTHODONTICS	ENGINEERING & INSPECTION DEP.	125-000-000-210-009	46094		**2,965.60**
				Vendor Total:	**3,637.66**
WESTURF NURSERY	BUILDING MAINTENANCE	106-424-000-706-029	46095	09/10/2015	**42.09**
				Vendor Total:	**42.09**
ALLISON WILKINS	DEPOSIT REFUND	118-000-000-200-150	46096	09/10/2015	**100.00**
				Vendor Total:	**100.00**
WILSON TECHNOLOGIES	TELEPHONE MAINTENANCE: OCT/DEC	119-442-000-702-038	46097	09/10/2015	**660.00**
				Vendor Total:	**660.00**
				Grand Total:	**384,098.52**
				Less Credit Memos:	**0.00**
				Net Total:	**384,098.52**
				Less Hand Check Total:	**0.00**
				Outstanding Invoice Total :	**384,098.52**

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AMERICAN LEGAL PUBLISHING	MUNI CODE INTERNET RENEW	101-408-000-702-030	46098	09/17/2015	**315.00**
				Vendor Total:	**315.00**
ARAMARK UNIFORM SERVICES	UNIFORM CLEANING SERVICE	106-424-000-706-073	46099	09/17/2015	**208.00**
ARAMARK UNIFORM SERVICES	UNIFORM CLEANING SERVICE	119-442-000-706-073	46099		**75.92**
ARAMARK UNIFORM SERVICES	UNIFORM CLEANING SERVICE	114-433-000-706-073	46099		**169.08**
ARAMARK UNIFORM SERVICES	UNIFORM CLEANING SERVICE	101-405-000-702-032	46099		**57.28**
ARAMARK UNIFORM SERVICES	UNIFORM CLEANING SERVICE	102-418-000-706-073	46099		**134.49**
ARAMARK UNIFORM SERVICES	UNIFORM CLEANING SERVICE	106-423-000-706-073	46099		**44.83**
				Vendor Total:	**689.60**
AT & T MOBILITY	COMMUNICATIONS	114-433-000-704-022	46100	09/17/2015	**134.93**
AT & T MOBILITY	COMMUNICATIONS	106-423-000-704-022	46100		**177.79**
AT & T MOBILITY	COMMUNICATIONS	114-433-000-704-021	46100		**95.68**
AT & T MOBILITY	COMMUNICATIONS	106-424-000-704-021	46100		**47.84**
AT & T MOBILITY	COMMUNICATIONS	101-406-000-704-022	46100		**90.69**
AT & T MOBILITY	COMMUNICATIONS	114-433-000-703-067	46100		**47.85**
AT & T MOBILITY	COMMUNICATIONS	117-411-000-704-022	46100		**42.86**
AT & T MOBILITY	COMMUNICATIONS	119-442-000-704-022	46100		**42.86**
				Vendor Total:	**680.50**
AT&T	U-VERSE INTERNET - WWTP	106-424-000-704-021	46101	09/17/2015	**85.76**
				Vendor Total:	**85.76**
AT&T-CALNET 3	COMMUNICATIONS - LRA	198-439-505-702-053	46102	09/17/2015	**404.76**
				Vendor Total:	**404.76**
DARLENE BARBER-MARTINEZ	TRAVEL ALLOWANCE	101-401-000-706-037	46103	09/17/2015	**163.48**
				Vendor Total:	**163.48**
BOLD PLANNING SOLUTIONS	ANNUAL RENEWAL	101-408-000-702-030	46104	09/17/2015	**500.00**
				Vendor Total:	**500.00**
CALED	MEMBERSHIP RENEWAL	101-405-000-706-036	46105	09/17/2015	**465.00**
				Vendor Total:	**465.00**
CALIFORNIA C.A.D. SOLUTIONS	MAINTENANCE RENEWAL	101-408-000-702-032	46106	09/17/2015	**250.00**
				Vendor Total:	**250.00**
CAL CAMPBELL	TRAVEL ALLOWANCE	101-401-000-706-037	46107	09/17/2015	**163.48**
				Vendor Total:	**163.48**
CENTRAL SAN JOAQUIN VALLEY	WORKERS' COMP/LIABILITY PROG	138-461-000-706-035	46108	09/17/2015	**28,602.00**
CENTRAL SAN JOAQUIN VALLEY	WORKERS' COMP/LIABILITY PROG	137-460-000-706-035			**57,129.00**
				Vendor Total:	**85,731.00**
CHARTER COMMUNICATIONS	COMMUNICATIONS - NORTH	101-408-000-702-032	46109	09/17/2015	**89.88**
				Vendor Total:	**89.88**
CHURCHWELL WHITE	LEGAL SERVICES - LRA	197-439-000-702-032	46110	09/17/2015	**5,736.00**
				Vendor Total:	**5,736.00**
CITY OF OAKDALE	ANIMAL CONTROL SERVICES	101-411-000-702-034	46111	09/17/2015	**13,423.43**
				Vendor Total:	**13,423.43**
COSTANZO & ASSOCIATES	LEGAL SERVICES	138-461-000-706-034	46112	09/17/2015	**4,644.90**
				Vendor Total:	**4,644.90**
FAR WEST	LAB SAMPLES - LRA	197-439-000-706-029	46113	09/17/2015	**90.00**
				Vendor Total:	**90.00**
GEIL ENTERPRISES, INC.	SECURITY SERVICES: AUG - LRA	197-439-000-702-063	46114	09/17/2015	**13,994.64**
				Vendor Total:	**13,994.64**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	220-590-000-706-029	46115	09/17/2015	**12,000.84**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	173-590-000-706-029	46115		**1,157.50**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	175-590-000-706-029	46115		**2,650.00**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	177-590-000-706-029	46115		**200.00**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	178-590-000-706-029	46115		**50.00**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	179-590-000-702-032	46115		**50.00**

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GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	101-413-000-702-032	46115		**275.00**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	172-590-000-706-029	46115		**425.00**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	171-590-000-706-029	46115		**300.00**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	101-414-000-702-032	46115		**7,890.00**
				Vendor Total:	**24,998.34**
LUIS HERNANDEZ	DEPOSIT REFUND	114-000-000-200-171	46116	09/17/2015	**10.08**
				Vendor Total:	**10.08**
LEANNE JONES CRUZ	TRAVEL ALLOWANCE	101-401-000-706-037	46117	09/17/2015	**163.48**
				Vendor Total:	**163.48**
KIBBY ROAD LLC	DEPOSIT REFUND	114-000-000-200-171	46118	09/17/2015	**27.20**
				Vendor Total:	**27.20**
MARY ANN J. MANAGO	DEPOSIT REFUND	114-000-000-200-171	46119	09/17/2015	**12.60**
				Vendor Total:	**12.60**
GABRIELA MENDEZ	DEPOSIT REFUND	118-000-000-200-150	46120	09/17/2015	**50.00**
				Vendor Total:	**50.00**
MID	UTILITIES	106-424-000-701-021	46121	09/17/2015	**13,071.32**
				Vendor Total:	**13,071.32**
MISSION UNIFORM SERVICE	CLEANING SERVICE	101-407-000-706-073	46122	09/17/2015	**29.20**
				Vendor Total:	**29.20**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	101-402-000-708-009	46123	09/17/2015	**257.04**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	101-403-000-708-009	46123		**1,285.20**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	101-405-000-708-009	46123		**514.08**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	101-406-000-708-009	46123		**514.08**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	101-407-000-708-009	46123		**257.04**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	101-408-000-708-009	46123		**1,285.20**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	101-412-000-708-009	46123		**1,285.20**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	101-414-000-708-009	46123		**1,028.16**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	102-418-000-708-009	46123		**1,285.20**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	106-423-000-708-009	46123		**514.08**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	106-424-000-708-009	46123		**771.12**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	114-433-000-708-009	46123		**1,285.20**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	117-411-000-708-009	46123		**257.04**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	119-442-000-708-009	46123		**257.04**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	134-459-000-708-009	46123		**514.08**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	198-439-000-708-009	46123		**771.12**
NATIONAL INDUSTRIAL	PENSION CONTRIBUTION	213-438-000-708-009	46123		**257.04**
				Vendor Total:	**12,337.92**
	TRAVEL ALLOWANCE	101-401-000-706-037	46124	09/17/2015	**254.96**
				Vendor Total:	**254.96**
DEBBIE OLSON	TRAVEL ALLOWANCE	198-439-506-706-037	46125	09/17/2015	**799.00**
				Vendor Total:	**799.00**
ONTEL SECURITY SERVICES, INC.	SECURITY SERVICES	118-441-000-703-066	46126	09/17/2015	**1,143.70**
ONTEL SECURITY SERVICES, INC.	SECURITY SERVICES	101-414-000-702-032	46126		**225.00**
				Vendor Total:	**1,368.70**
PACIFIC GAS & ELECTRIC	UTILITIES	114-433-000-704-021	46127	09/17/2015	**19,146.81**
PACIFIC GAS & ELECTRIC	UTILITIES	175-590-000-704-021	46127		**192.58**
PACIFIC GAS & ELECTRIC	UTILITIES	101-414-000-704-021	46127		**799.67**
PACIFIC GAS & ELECTRIC	UTILITIES	101-409-000-704-021	46127		**4,598.76**
PACIFIC GAS & ELECTRIC	UTILITIES	106-423-000-704-021	46127		**2,491.55**
PACIFIC GAS & ELECTRIC	UTILITIES	106-424-000-704-021	46127		**883.19**
PACIFIC GAS & ELECTRIC	UTILITIES	102-418-000-704-021	46127		**7,044.06**
PACIFIC GAS & ELECTRIC	UTILITIES	101-407-000-704-021	46127		**2,317.76**
PACIFIC GAS & ELECTRIC	UTILITIES	118-441-000-704-021	46127		**2,858.55**
PACIFIC GAS & ELECTRIC	UTILITIES	163-459-000-706-005	46127		**29.58**
PACIFIC GAS & ELECTRIC	UTILITIES	118-441-000-704-021	46127		**420.95**
				Vendor Total:	**40,783.46**

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PACIFIC PLAN REVIEW	2843 MARSHCREEK LN	101-000-000-600-090	46129	09/17/2015	5,011.79
		101-405-000-702-032	46129		1,317.50
				Vendor Total:	6,329.29
PETTY CASH	PARKS & RECREATION	134-459-000-703-027	46130	09/17/2015	88.85
PETTY CASH	PARKS & RECREATION	118-441-000-702-032	46130		10.00
PETTY CASH	PARKS & RECREATION	118-441-000-706-026	46130		48.53
				Vendor Total:	147.38
R & T POWER EQUIPMENT	VEHICLE MAINTENANCE	119-442-000-705-040	46131	09/17/2015	80.14
				Vendor Total:	80.14
RAY BAUMGARTE CONSTRUCTION	REHAB HOUSING PROJECT	213-597-044-702-058	46132	09/17/2015	5,350.00
				Vendor Total:	5,350.00
RIVERBANK ROTARY CLUB	RIGHTS TO EVENT	163-459-000-702-034	46133	09/17/2015	3,000.00
				Vendor Total:	3,000.00
RIVERBANK UNIFIED SCHOOL	SPLIT COST: GYM UTILITIES AUG	134-459-000-706-052	46134	09/17/2015	3,123.48
				Vendor Total:	3,123.48
SHERIFF'S EXPLORER	FLAG POSTING	101-401-000-706-033	46135	09/17/2015	300.00
				Vendor Total:	300.00
STANISLAUS FOUNDATION	DENTAL LIABILITY	201-000-000-200-082	46136	09/17/2015	568.05
				Vendor Total:	568.05
T'S & TOPS	PARK HOST JACKETS	118-441-000-706-079	46137	09/17/2015	322.28
				Vendor Total:	322.28
JEANINE D. TUCKER	TRAVEL ALLOWANCE	101-401-000-706-037	46138	09/17/2015	163.48
				Vendor Total:	163.48
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	101-401-000-706-033	46139	09/17/2015	88.72
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	101-405-000-706-037	46139		149.00
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	106-424-000-702-030	46139		173.89
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	119-442-000-705-040	46139		511.74
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	114-433-000-702-032	46139		100.12
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	106-423-000-706-038	46139		235.00
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	114-433-000-703-025	46139		166.50
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	114-433-000-706-026	46139		77.50
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	106-424-000-706-036	46139		179.00
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	114-433-000-706-038	46139		315.00
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	114-433-000-706-036	46139		60.68
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	101-412-000-706-037	46139		86.03
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	101-412-000-703-025	46139		61.08
U.S. BANK CORPORATE PAYMENT	CREDIT CARD CHARGES	198-439-506-702-053	46139		30.48
				Vendor Total:	2,234.74
JORGE YEPEZ	DEPOSIT REFUND	118-000-000-200-150	46140	09/17/2015	100.00
				Vendor Total:	100.00
				Grand Total:	243,052.53
				Less Credit Memos:	0.00
				Net Total:	243,052.53
				Less Hand Check Total:	0.00
				Outstanding Invoice Total :	243,052.53

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Vendor Name	Invoice Description	GL Number	Check No.	Check Date	Check Amount
ADTECH	COMPUTER MAINTENANCE	198-439-506-702-053	46142	09/24/2015	**518.56**
				Vendor Total:	**518.56**
AT&T-CALNET 3	COMMUNICATIONS	101-405-000-704-022	46143	09/24/2015	**77.43**
AT&T-CALNET 3	COMMUNICATIONS	101-406-000-704-022	46143		**25.81**
AT&T-CALNET 3	COMMUNICATIONS	101-407-000-704-022	46143		**285.58**
AT&T-CALNET 3	COMMUNICATIONS	101-409-000-704-022	46143		**206.53**
AT&T-CALNET 3	COMMUNICATIONS	101-412-000-704-022	46143		**51.62**
AT&T-CALNET 3	COMMUNICATIONS	101-414-000-704-022	46143		**25.81**
AT&T-CALNET 3	COMMUNICATIONS	134-459-000-704-022	46143		**51.62**
AT&T-CALNET 3	COMMUNICATIONS	106-423-000-704-022	46143		**51.63**
AT&T-CALNET 3	COMMUNICATIONS	119-442-000-704-022	46143		**25.82**
				Vendor Total:	**801.85**
BAY ALARM COMPANY	ALARM SERVICE	102-418-000-702-032	46144	09/24/2015	**272.00**
BAY ALARM COMPANY	ALARM SERVICE	106-423-000-702-032	46144		**272.00**
BAY ALARM COMPANY	ALARM SERVICE	114-433-000-702-032	46144		**1,186.00**
BAY ALARM COMPANY	ALARM SERVICE	101-407-000-702-032	46144		**464.35**
				Vendor Total:	**2,194.35**
BIG VALLEY INTERNET	WEB HOSTING	101-408-000-706-047	46145	09/24/2015	**399.00**
				Vendor Total:	**399.00**
BJ'S CONSUMER'S CHOICE	PEST CONTROL SERVICES	106-424-000-706-029	46146	09/24/2015	**23.00**
BJ'S CONSUMER'S CHOICE	PEST CONTROL SERVICES	101-407-000-702-032	46146		**270.00**
				Vendor Total:	**293.00**
CENTRAL SANITARY SUPPLY	JANITORIAL SUPPLIES	118-441-000-703-066	46147	09/24/2015	**958.98**
				Vendor Total:	**958.98**
CHARTER COMMUNICATIONS	COMMUNICATIONS - TEEN	101-407-000-702-032	46148	09/24/2015	**79.99**
CHARTER COMMUNICATIONS	COMMUNICATIONS	101-408-000-702-032	46149	09/24/2015	**295.98**
CHARTER COMMUNICATIONS	COMMUNICATIONS - PW	114-433-000-704-021	46150	09/24/2015	**10.80**
	COMMUNICATIONS - PW	101-413-000-704-021	46150		**10.80**
	COMMUNICATIONS - PW	101-414-000-704-021	46150		**10.81**
				Vendor Total:	**408.38**
CITY OF RIVERBANK #2	WASTEWATER BILLING - LR	197-439-000-704-021	46152	09/24/2015	**221.11**
				Vendor Total:	**221.11**
CITY OF RIVERBANK	UTILITIES	101-407-000-704-021	46151	09/24/2015	**219.71**
CITY OF RIVERBANK	UTILITIES	220-590-000-704-021	46151		**685.32**
CITY OF RIVERBANK	UTILITIES	118-441-000-704-021	46151		**44.20**
CITY OF RIVERBANK	UTILITIES	101-413-000-704-021	46151		**44.20**
CITY OF RIVERBANK	UTILITIES	101-414-000-704-021	46151		**2,275.04**
CITY OF RIVERBANK	UTILITIES	175-590-000-704-021	46151		**80.99**
				Vendor Total:	**3,349.46**
DEPARTMENT OF JUSTICE	FINGERPRINT APPS	101-408-000-706-014	46153	09/24/2015	**32.00**
				Vendor Total:	**32.00**
DERREL'S MINI STORAGE	HOUSING REHAB PROJECT	213-597-044-702-053	46154	09/24/2015	**176.50**
				Vendor Total:	**176.50**
DTSC	WWTP - HAZARDOUS WASTE F	106-424-000-702-032	46155	09/24/2015	**150.00**
				Vendor Total:	**150.00**
FEDEX	POSTAGE	198-439-506-702-053	46156	09/24/2015	**46.40**
				Vendor Total:	**46.40**
FRANCIS L. DEAN & ASSOCIATES	INSURANCE - CHEESE & WINE :	163-459-000-706-035	46157	09/24/2015	**5,825.00**
				Vendor Total:	**5,825.00**
FRANZEN-HILL CORPORATION	CNG MAINTENANCE	119-442-000-702-044	46158	09/24/2015	**2,765.18**
				Vendor Total:	**2,765.18**
GEORGE REED, INC.	BUILDING MAINTENANCE	102-418-000-706-029	46159	09/24/2015	**271.60**
				Vendor Total:	**271.60**

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Vendor Name	Invoice Description	GL Number	Check No.	Check Date	Check Amount
GILTON SOLID WASTE MGMT. INC.	REFUSE SERVICE	102-418-000-702-031	46160	09/24/2015	**612.06**
				Vendor Total:	**612.06**
GOLF CARS UNLIMITED, INC.	EQUIPMENT MAINTENANCE	118-441-000-703-066	46161	09/24/2015	**452.44**
				Vendor Total:	**452.44**
GRAINGER	SMALL TOOLS	106-424-000-706-028	46162	09/24/2015	**137.34**
				Vendor Total:	**137.34**
GROVER LANDSCAPE SERVICES,	LANDSCAPE MAINTENANCE	173-590-000-706-029	46163	09/24/2015	**41.00**
				Vendor Total:	**41.00**
HETCH HETCHY WATER & POWER	UTILITIES - LRA	197-439-000-704-021	46164	09/24/2015	**79,562.45**
				Vendor Total:	**79,562.45**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	102-418-000-702-030	46165	09/24/2015	**71.14**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	102-418-000-703-028	46165		**107.29**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	106-424-000-706-029	46165		**1,525.18**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	114-433-000-702-030	46165		**41.87**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	101-414-000-706-029	46165		**862.93**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	101-407-000-706-029	46165		**178.03**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	118-441-000-706-029	46165		**90.37**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	114-433-000-706-029	46165		**51.55**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	118-441-000-703-066	46165		**45.56**
HOME DEPOT CREDIT SERVICES	EQUIPMENT MAINTENANCE	138-461-000-707-003	46165		**20.24**
				Vendor Total:	**2,994.15**
PATRICIA HUGHES	PLANNING COMMISSION MEETI	101-405-000-701-005	46166	09/24/2015	**100.00**
				Vendor Total:	**100.00**
INDUSTRIAL ELECTRICAL CO.	EQUIPMENT RENTAL	101-409-000-702-031	46167	09/24/2015	**1,654.88**
				Vendor Total:	**1,654.88**
KD ANDERSON & ASSOCIATES,	TRAFFIC ENGINEERING CONSU	101-405-000-702-032	46168	09/24/2015	**995.00**
				Vendor Total:	**995.00**
KNORR SYSTEMS, INC.	POOL EXPENSE	101-414-000-703-050	46169	09/24/2015	**4,120.97**
				Vendor Total:	**4,120.97**
MAILFINANCE	POSTAGE LEASE	106-423-000-702-031	46170	09/24/2015	**110.41**
MAILFINANCE	POSTAGE LEASE	114-433-000-702-031	46170		**110.40**
MAILFINANCE	POSTAGE LEASE	101-403-000-702-031	46170		**110.40**
				Vendor Total:	**331.21**
ANTHONY D. MCKINNEY	PLANNING COMMISSION MEETI	101-405-000-701-005	46171	09/24/2015	**100.00**
				Vendor Total:	**100.00**
MID	UTILITIES	173-590-000-704-021	46173	09/24/2015	**21.16**
MID	UTILITIES	101-413-000-704-021	46173		**342.83**
MID	UTILITIES	114-433-000-704-021	46173		**8,136.28**
MID	UTILITIES	220-590-000-704-021	46173		**3,163.18**
MID	UTILITIES	102-418-000-704-021	46173		**81.39**
MID	UTILITIES	101-414-000-704-021	46173		**1,258.47**
MID	UTILITIES	114-433-000-704-021	46173		**2,588.22**
MID	UTILITIES	101-412-000-704-021	46173		**289.87**
MID	UTILITIES	101-407-000-704-021	46173		**464.25**
MID	UTILITIES	102-418-000-704-021	46173		**48.26**
MID	UTILITIES	119-442-000-704-021	46173		**1,615.07**
MID	UTILITIES	177-590-000-704-021	46173		**134.99**
				Vendor Total:	**18,143.97**
MODESTO JANITORIAL	BUILDING MAINTENANCE	101-414-000-706-029	46174	09/24/2015	**2.48**
				Vendor Total:	**2.48**
NORMAC	BUILDING MAINTENANCE	101-414-000-706-029	46175	09/24/2015	**331.02**
				Vendor Total:	**331.02**
OAKDALE ACE HARDWARE	SAFETY EQUIPMENT	106-423-000-706-050	46176	09/24/2015	**24.86**
				Vendor Total:	**24.86**

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Vendor Name	Invoice Description	GL Number	Check No.	Check Date	Check Amount
OAKDALE LOCKSMITH	EQUIPMENT MAINTENANCE	114-433-000-702-030	46177	09/24/2015	45.35
				Vendor Total:	45.35
DEBBIE OLSON	TRAVEL ALLOWANCE	198-439-506-706-037	46178	09/24/2015	62.31
				Vendor Total:	62.31
ONTEL SECURITY SERVICES, INC.	SECURITY SERVICES	118-441-000-703-066	46179	09/24/2015	984.58
				Vendor Total:	984.58
PACIFIC GAS & ELECTRIC	UTILITIES	106-424-000-704-021	46180	09/24/2015	315.25
PACIFIC GAS & ELECTRIC	UTILITIES	102-418-000-704-021	46180		492.99
PACIFIC GAS & ELECTRIC	UTILITIES	101-414-000-704-021	46180		6.62
PACIFIC GAS & ELECTRIC	UTILITIES	197-439-000-704-021	46180		8.66
				Vendor Total:	823.52
RAY BAUMGARTE CONSTRUCTION	HOUSING REHAB PROJECT	213-597-044-702-058	46181	09/24/2015	16,375.00
				Vendor Total:	16,375.00
RAYCO INDUSTRIAL SUPPLY	BUILDING MAINTENANCE	106-424-000-706-029	46182	09/24/2015	70.25
				Vendor Total:	70.25
READYREFRESH BY NESTLE	BOTTLED WATER - LRA	197-439-000-704-021	46183	09/24/2015	98.23
				Vendor Total:	98.23
SALIDA AG CHEM INC.	CHEMICALS	106-424-000-703-049	46184	09/24/2015	226.18
				Vendor Total:	226.18
SALINAS PORTABLES INC.	EQUIPMENT RENTAL	118-441-000-703-066	46185	09/24/2015	405.00
				Vendor Total:	405.00
SLAKEY BROTHERS INC.	BUILDING MAINTENANCE	101-414-000-706-029	46186	09/24/2015	465.48
				Vendor Total:	465.48
STANISLAUS FOUNDATION	DENTAL LIABILITY	201-000-000-200-082	46187	09/24/2015	2,458.60
				Vendor Total:	2,458.60
STAPLES ADVANTAGE	OFFICE SUPPLIES	101-405-000-703-025	46188	09/24/2015	27.44
STAPLES ADVANTAGE	OFFICE SUPPLIES	101-412-000-703-025	46188		27.47
STAPLES ADVANTAGE	OFFICE SUPPLIES	114-433-000-703-025	46188		191.69
STAPLES ADVANTAGE	OFFICE SUPPLIES	106-423-000-703-025	46188		108.37
STAPLES ADVANTAGE	OFFICE SUPPLIES	119-442-000-703-025	46188		214.74
STAPLES ADVANTAGE	OFFICE SUPPLIES	114-433-000-703-067	46188		16.49
STAPLES ADVANTAGE	OFFICE SUPPLIES	106-424-000-703-025	46188		20.34
STAPLES ADVANTAGE	OFFICE SUPPLIES	117-411-000-703-025	46188		49.45
STAPLES ADVANTAGE	OFFICE SUPPLIES	138-461-000-707-003	46188		-91.43
				Vendor Total:	564.56
STAPLES CREDIT PLAN	OFFICE SUPPLIES	106-424-000-703-025	46189	09/24/2015	307.53
STAPLES CREDIT PLAN	OFFICE SUPPLIES	198-439-506-702-053	46189		374.23
STAPLES CREDIT PLAN	OFFICE SUPPLIES	134-459-000-703-025	46189		277.31
STAPLES CREDIT PLAN	OFFICE SUPPLIES	213-597-044-702-053	46189		118.34
				Vendor Total:	1,077.41
STATE WATER RESOURCES	SRF LOAN REPAYMENT	106-000-000-300-010	46190	09/24/2015	54,691.53
STATE WATER RESOURCES	SRF LOAN REPAYMENT	106-000-000-200-185	46190		7,283.96
STATE WATER RESOURCES	SRF LOAN REPAYMENT	106-424-000-706-076	46190		3,587.62
				Vendor Total:	65,563.11
JOAN STEWART	PLANNING COMMISSION MEETI	101-405-000-701-005	46191	09/24/2015	100.00
				Vendor Total:	100.00
TURLOCK DIRECT	DAL CARD DISTRIBUTION	101-4085-000-706-066	46141	09/24/2015	1,580.00
				Vendor Total:	1,580.00
CARLOS VILLAPUDUA	PLANNING COMMISSION MEETI	101-405-000-701-005	46192	09/24/2015	100.00
				Vendor Total:	100.00
WGR SOUTHWEST, INC.	CONSULTING SERVICES	102-418-000-702-032	46193	09/24/2015	62.50
				Vendor Total:	62.50
ZEE MEDICAL SERVICE CO.	SAFETY SUPPLIES	101-405-000-703-025	46194	09/24/2015	15.88
ZEE MEDICAL SERVICE CO.	SAFETY SUPPLIES	101-403-000-703-025	46194		15.88
ZEE MEDICAL SERVICE CO.	SAFETY SUPPLIES	101-412-000-703-025	46194		15.87
ZEE MEDICAL SERVICE CO.	SAFETY SUPPLIES	101-406-000-703-025	46194		15.87
				Vendor Total:	63.50
				Grand Total:	219,300.78
				Less Credit Memos:	-160.00
				Net Total:	219,140.78
				Less Hand Check Total:	1,580.00
				Outstanding Invoice Total :	217,560.78