

CITY COUNCIL / LRA BOARD

Mayor/Chair

Richard D. O'Brien

Council/Authority Members

District 1 - Luis Uribe

District 2 - Rachel Hernandez

District 3 - Leanne Jones Cruz

District 4 - Darlene Barber-Martinez



CITY OF RIVERBANK

Regular City Council and Local Redevelopment Authority Board Meetings

Council Chambers, 6707 Third St.
Suite B
Riverbank, CA 95367



TUESDAY, APRIL 11, 2023 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

1. CALL TO ORDER

2. FLAG SALUTE

3. INVOCATION

4. ROLL CALL

5. AGENDA CHANGES

6. 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.

7. PRESENTATIONS (Informational only)

Item: 7.1 **Presentation - Public Works Utilities-** It is recommended that City Council receive a presentation from Cody Bridgewater, Director of Public Works.

Item 7.2 **Presentation on Juneteenth Celebration to be held on June 19th, 2023 at the Plaza Del Rio-** It is recommended that the City Council hear the presentation by Deborah Sullivan, regarding a Juneteenth Celebration that will be held at Plaza Del Rio on June 19th, 2023 Park".

8. 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 3 minutes (or as stated by the presiding Officer)** and time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.

Refer to the last page of this agenda for the Public Comment Procedures via ZOOM.

9. 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 requested by an individual Council/Authority Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the City Council/LRA Board.

Any documents that are not privileged or part of a Closed Session provided to a majority of the City Council/LRA Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office 6707 Third St., Suite A, Riverbank.

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- Item 9.1** **Waive Readings.** All Readings of ordinances and resolutions, except by title, are waived.
- Item 9.2** **Approval** of the City Council and Local Redevelopment Authority Board Minutes for March 28, 2023.
- Item 9.3** **Resolution** to Award Bid for the Riverbank Police Gate & Fence Project to Golden Bay Fence Plus Iron Works, Inc., Authorize Execution of Future Change Orders, and Authorizing a Budget Amendment for an Additional \$94,923.00 from American Rescue Plan Act.
- Item 9.4** **Resolution** Authorizing the Designation of the Signatories for the City of Riverbank Local Agency Investment Fund (LAIF) Account.
- Item 9.5** **Authorization** for Out of State Travel Request for Vice Mayor Rachel Hernandez to Travel to Washington D.C. with the Stanislaus Council of Governments (StanCOG) to Advocate for City and County Regional Transportation Projects.

10. PUBLIC HEARING

The Public Notice for Item 10.1 was published on March 29th, & April 5th, 2023 in the Riverbank News.

- Item 10.1** **Resolution Authorizing a 9.3% Inflationary Adjustment Increase to the City of Riverbank System Development Fees Based on the Construction Cost Index to be effective May 1, 2023.**- It is recommended that the City Council consider adopting a resolution authorizing a 9.3% Inflationary Adjustment increase to the City of Riverbank System Development Fees (also known as Development Impact Fees) based on the Construction Cost Index.

11. NEW BUSINESS

- Item 11.1** **A Resolution Continuing the Approved River Cove River Access Closure Plan-** It is recommended that the City Council continue the closure plan as developed by staff to the 2023 summer season and provide any other additional direction as needed. The Closure Plan expired on November 1, 2022.
- Item 11.2** **Resolution Adopting the Downtown Façade Improvement Program Guidelines-**It is recommended that the City Council consider adopting a Resolution approving the Downtown Façade Improvement Program Guidelines.

12. COMMENTS/REPORTS

A brief report on notable attendance of a meeting or conference or other notable topics of City business shall be made. The Brown Act does not allow for discussion or action of items by the City Council/LRA Board during this time.

Item 12.1 Staff

Item 12.2 Council/Authority Member

Item 12.3 Mayor/Chair

13. CLOSED SESSION

The public will have a limit of **3 minutes** to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing to Closed Session.

Item 13.1 **CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation**
Significant Exposure to Litigation, (Pursuant to Gov. Code § 54956.9(d))
Number of Potential Cases: 1

Item 13.2 **LIABILITY CLAIMS**
(Pursuant to Government Code § 54961)
Claimant: Carl Snyder
Agency Claimed Against: City of Riverbank

14. REPORT FROM CLOSED SESSION

Item 14.1 Report from Closed Session **Item.13.1**
CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Significant Exposure to Litigation, (Pursuant to Gov. Code § 54956.9(d))
Number of Potential Cases: 1

Item 14.2 Report from Closed Session **Item 13.2**
LIABILITY CLAIMS
(Pursuant to Government Code § 54961)
Claimant: Carl Snyder
Agency Claimed Against: City of Riverbank

15. ADJOURNMENT

- The next regular City Council meeting will be on April 25th, 2023 at 6:00 p.m.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted at the meeting location, on the North City Hall public exterior bulletin board, South City Hall public exterior Bulletin, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act.
Posted this 6th Day of April, 2023

/s/ *Gabriela Hernandez, City Clerk*



ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. Contact the Administration Dept. at (209) 863-7122 or the City Clerk at cityclerk@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements for accessibility.

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.



TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR CITY COUNCIL MEETING HELD IN CONFORMANCE WITH THE BROWN ACT

PUBLIC “LIVE” VIEWING

- Government Channels: Charter– 2 and AT&T U-VERSE – 99
- YouTube Live – City of Riverbank
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received before 4:00 p.m. on the date of the meeting in order for them to be distributed to the Council prior to consideration of the matter. Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 pm, please call the City Clerk's Office at (209) 863-7198 or the Administration Dept. at (209) 863-7122.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 4:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn. City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** Mail to cityclerk@riverbank.org *(Note: This technology is not a guaranteed method.)*
 - Indicate Agenda Item # in the **subject line**. (Call 209-863-7198 / 209-863-7122 to ensure receipt)
- **Oral Comments In-Person:** The Mayor will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:** The Mayor will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered, at which time you will:
(please make sure the volume on your video device or any nearby device is turned down.)
 - Using a computer – click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak, and you will be unmuted.
 - Using a Phone – press ***9** to “raise the hand”. This will alert staff that you wish to speak, and you will be unmuted.

Teleconference Phone Number (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM while making oral comments, please immediately call the **teleconference phone number (209) 863-7151** so that Council may receive your comments. Council will be waiting for your call. Thank you

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/86015123936>

- Join by accessing website: <https://zoom.us/join>, enter **Webinar ID: 860 1512 3936**
- Join by telephone: **1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: 860 1512 3936**

Learn about using ZOOM - Visit <https://zoom.us/j/94943925973?status=success> for a free account or to download the app.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.1

SECTION 7: PRESENTATIONS

Meeting Date:	April 11, 2023
Subject:	Presentation – Public Works Utilities
From:	Marisela H. Garcia, City Manager
Submitted by:	Cody Bridgewater, Director of Public Works

RECOMMENDATION

It is recommended that the City Council receive a presentation from Cody Bridgewater, Director of Public Works

SUMMARY:

The City of Riverbank Public Works Department operates and maintains the water distribution system, water wells, storm drain system, sewer collection system, Wastewater Treatment plant, and performs street and street light maintenance. Delivering high quality water and disposing of wastewater is a critical piece to providing service to our residents and ratepayers. The Public Works Department often receives questions from the public regarding who is responsible for the maintenance of the utility system.

The following presentation will explain two key components of the utility system: water services, and sewer laterals, and who is responsible for the maintenance, repair, and replacement of these components.

STRATEGIC PLAN

This item directly addresses the City Council's Strategic Plan goal to "Improve Internal and External Communication" and the City's desire to "Proactively communicate news about the City to residents, businesses, and surrounding communities."

FINANCIAL IMPACT

There is no financial impact with the report.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.2

SECTION 7: PRESENTATIONS

Meeting Date:	April 11, 2023
Subject:	Presentation on Juneteenth Celebration to be held on June 19, 2023 at the Plaza Del Rio
From:	Marisela H. Garcia, City Manager
Submitted by:	Sue Fitzpatrick, Director of Parks and Recreation

RECOMMENDATION

It is recommended that the City Council hear the presentation by Deborah Sullivan, regarding a Juneteenth Celebration that will be held at Plaza Del Rio on June 19, 2023.

SUMMARY

Deborah Sullivan of Sullie Entertainment will present a community event that she will bring to Riverbank called Juneteenth, a National Holiday celebrating freedom.

BACKGROUND

Deborah Sullivan, owner of Sullie Entertainment has overseen various events in the City of Modesto including the Juneteenth celebration. She is excited to bring this event to her hometown of Riverbank on June 19, 2023 at the Plaza. This event will have food, games, and entertainment.

FINANCIAL IMPACT:

There is no financial impact with this event.

STRATEGIC PLAN

This report relates to the city strategic plan by ***Supporting community events produced by local non-profit agencies.***

ATTACHMENTS:

1. Event Flyer

SAVE THE DATE



A COMMUNITY EVENT

JUNETEENTH

A NATIONAL HOLIDAY
CELEBRATING FREEDOM

JUNE 19TH. 2023 11AM TO 5PM



DOWNTOWN RIVERBANK

FOR MORE INFORMATION CONTACT
209-568-3643

FOOD, GAMES, ENTERTAINMENT, AND VENDORS.

FAMILY FUN

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.1

SECTION 9: CONSENT CALENDAR

Meeting Date:	April 11, 2023
Subject:	Waiver of Readings
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk/LRA Secretary

RECOMMENDATION

It is recommended that the City Council / LRA Board approve the waiver of readings of any proposed ordinances and resolutions for consideration, except by title.

SUMMARY

In lieu of reading the entire text of a proposed ordinance or resolution that is introduced for consideration for adoption and approval, by majority vote, the City Council/LRA Board may waive the reading of the text and introduce the ordinance or resolution by title only for the record.

The full text of the proposed ordinances and resolutions, and any related documents that are part of the agenda packet, are available for review by the public on the City's website and in the City Clerk's office at City Hall (North) upon distribution to a majority of the City Council/LRA Board; typically 72 hours prior to the scheduled date and time of the meeting.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.2

SECTION 9: CONSENT CALENDAR

Meeting Date:	April 11, 2023
Subject:	Approval of the March 28, 2023 City Council and Local Redevelopment Authority Board Minutes.
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk/LRA Secretary

RECOMMENDATION

It is recommended that the City Council / LRA Board approve the City Council/ Local Redevelopment Authority Board approve the City Council/LRA Meeting Minutes of as presented.

SUMMARY

The Draft Minutes of the City Council and the Local Redevelopment Authority Board meeting have been prepared for review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

1. The March 28, 2023 City Council and Local Redevelopment Authority Board Minutes.

CITY COUNCIL / LRA BOARD

Mayor/Chair
Richard D. O'Brien
Council/Authority Members:
District 1 -Luis Uribe
District 2- Rachel Hernandez
District 3- Leanne Jones Cruz
District 4 -Darlene Barber-Martinez



CITY OF RIVERBANK

**Regular City Council and
Local Redevelopment Authority
Board Meetings**

Council Chambers, 6707 Third St
Suite B
Riverbank, CA 95367



MINUTES

TUESDAY, MARCH 28, 2023 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

- 1. CALL TO ORDER** - Mayor / Chair Richard D. O'Brien called the meeting to order at 6:00 P.M.
- 2. FLAG SALUTE** - Mayor / Chair Richard D. O'Brien led the pledge of allegiance.
- 3. INVOCATION** – Reverend Randy Richardson provided the invocation.
- 4. ROLL CALL** – A Roll Call of councilmembers was done by the City Clerk.

Members of the City Council / Local Redevelopment Authority Board present in the Chamber:

Council Member / Authority Member District 1 Luis Uribe
Council Member / Authority Member District 2 Rachel Hernandez
Council Member / Authority Member District 3 Leanne Jones Cruz
Council Member / Authority Member District 4 Darlene Barber-Martinez
Mayor / Chair Richard D. O'Brien

5. AGENDA CHANGES

No Changes to the Agenda.

6. 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.

7. PRESENTATIONS (Informational only)

Item 7.1 Presentation by Stanislaus Regional Transit Authority (StanRTA)- It is recommended that City Council receive a presentation from Mr. Adam Barth, StanRTA CEO.

City Council received a Power Point Presentation regarding Stanislaus Regional Transit Authority (StanRTA) route overview from Adam Barth, StanRTA CEO.

8. 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 3 minutes (or as stated by the presiding Officer)** and time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.*

Mayor O'Brien Opened Public Comment at 6:14 P.M.

Residents who spoke in opposition of the Riverwalk Project

Karen Conrotto, Modesto Resident

Jamie Aggers, Modesto Resident

Reverend Randy Richardson with Love Riverbank commented on the upcoming event for Love Riverbank taking place on Saturday, April 29th. Thank you to the City for how amazing they have been and councilmember Uribe has been vital in the helping and directing us and thank you Vice Mayor Hernandez for doing it before and giving us such great ideas. The committee has come together and it will be a citywide volunteer day we will start at 8:00am at gazebo in the Community Center Park we will rally and then from 9:00 A.M. to 12:00 P.M. we will take on 5 projects that have been suggested through different individuals and what the need of the city is, Jessica has been helpful. We will be planting trees, cleaning up parks, cleaning up alley ways, visiting 99 residents at the convalescent hospital. We are going to have stations in different places in Riverbank where people will be able to write Thank You Notes to, First Responders, Firemen, Sheriff's, to the Teachers in Riverbank. We are just really excited there are businesses who have invested and we have an account growing. The real vision is not to do this on April 29th, but to do this throughout the year, and help and meet the needs in the city throughout the year. Registration is going on right now at loveriverbank.org. Look forward to rocking this place, The City of Action!

There being no further public comments, Mayor O'Brien closed the Public Comment period at 6:21 P.M.

9. 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 requested by an individual Council/Authority Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the City Council/LRA Board.

Item 9.1 **Waive Readings.** All Readings of ordinances and resolutions, except by title, are waived.

Item 9.2 **Approval** of the City Council and Local Redevelopment Authority Board Minutes for March 14, 2023.

Item 9.3 **Resolution 2023-021** Opposing Initiative No. 21-0042A1, The Taxpayer Protection and Government Accountability Act.

Item 9.4 **Resolution 2023-** Awarding a Contract for budgeting and transparency software to ClearGov, Inc. and Authorizing the Assistant City Manager Execute said Contract.

- Item 9.5** **Resolution 2023-022** Authorizing the Addition of the Senior Planner Job Classification and Salary Range; and Amending the City of Riverbank Compensation Plan.
- Item 9.6** **Resolution 2023-023** to Approve and Adopt the 2023 City of Riverbank Measure L Expenditure Plan Project List.
- Item 9.7** **Resolution 2023-024** Adopting a List of Projects for Fiscal Year 2023-2024 Funded by SB 1: The Road Repair and Accountability Act of 2017.
- Item 9.8** **Resolution 2023-025** of the City of Riverbank Declaring Its Intention to Annex Territory to a Community Facilities District and to Authorize the Levy of Special Taxes Therein, the City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 2.
- Item 9.9** **Resolution 2023-026** to Approve a Subdivision Improvement Agreement for Diamond Bar East with LGI Homes - California LLC and Authorizing the City Manager to Execute the Agreement.
- Item 9.10** **Resolution 2023-027** adopting the Final Map 03-2022 Diamond Bar East – APN: 062-020-010.
- Item 9.11** **Resolution 2023-028** Accepting the Annual Financial Report for Fiscal Year 2020-2021.
- Item 9.12** **Authorization** for Out of State Travel Request for Mayor Richard D. O'Brien and City Manager Marisela H. Garcia to Travel to Washington D.C. for Meetings with the U.S. Army and Federal Regulators.

Councilmember Barber-Martinez pulled Item 9.4 from the Consent Calendar for further discussion.

There being no public comments, Mayor O'Brien brought the item back to City Council.

ACTION: *By motion moved and seconded (Jones Cruz / Uribe 5/0) to approve the consent calendar with the exception of Item 9.4.*

*Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None*

- Item 9.4** **Resolution 2023-029** Awarding a Contract for budgeting and transparency software to ClearGov, Inc. and Authorizing the Assistant City Manager Execute said Contract.

Councilmember Barber-Martinez asked for further clarification on Item 9.4 the cybersecurity protection for this software, who would be performing that for us? Also, the cost, if we need an update or if we need to make changes, are we going to be responsible for that or is that a maintenance fee that we pay?

Assistant City Manager Alcantor clarified the Company (ClearGov) themselves would have the cybersecurity for their software, within their cloud platform, and it will be included within their quoted maintenance fees that we would be paying.

Mayor O'Brien asked we won't have an incident like a neighboring law enforcement agency had with malware and ransomware?

Assistant City Manager Alcantor clarified, nothing is one hundred percent. But, it is hosted on their platform, not on ours, so there is a barrier there.

There being no public comments, Mayor O'Brien brought the item back to City Council.

ACTION: *By motion moved and seconded (Barber-Martinez / Uribe 5/0) to approve Item 9.34 from the consent calendar as presented.*

Motion carried by unanimous City Council and LRA Board roll call vote:

AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien

NAYS: None / ABSENT: None / ABSTAINED: None

10. PUBLIC HEARINGS

No Items Scheduled.

11. NEW BUSINESS

Item 11.1 **2022 General Plan and Housing Element Annual Progress Reports. A Resolution Adopting the 2022 General Plan and Housing Element Annual Progress Reports (APRs) and Authorizing Staff to Submit said Reports to the California Office of Planning and Research and the California Department of Housing and Community Development.** - Staff recommends City Council approve the 2022 General Plan and Housing Element Annual Progress Reports (APR) and authorize Staff to submit said reports to the California Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

Building and Planning Manager Kenney presented a comprehensive staff report and Power Point Presentation on the 2022 General Plan and Housing Element Annual Progress Report to submit to the state by April 1st.

City Council discussed item with staff.

Mayor O'Brien opened up for Public Comment at 6:34 P.M.

Annabel Gammon, Modesto Resident commented on the General Plan from years ago, and do not find a housing element in the General Plan. Would like to be directed to where she can find the housing element on the General Plan?

Building & Planning Manager Kenney clarified that the 2014 Housing element it is considered part of the General Plan, but it is kept separate. The General Plan and the Housing Element are two separate documents, we are reporting on both these documents to the state, and the Housing Element can be found on the Planning page of our City's website. It can be found underneath the Downtown Specific Plan section.

There being no public comments, Mayor O'Brien brought the item back to the City Council.

ACTION: *By motion moved and seconded (Uribe / Jones Cruz 5/0) to approve **Resolution 2023-030** Adopting the 2022 Annual General Plan Progress Report and the 2022 Annual Progress Report of the General Plan Housing Element.*

*Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None*

12. COMMENTS/REPORTS

A brief report on notable attendance of a meeting or conference or other notable topics of City business shall be made. The Brown Act does not allow for discussion or action of items by the City Council/LRA Board during this time.

Item 12.1 Staff

City Manager Garcia advised the City Council and the public on the following items:

- Our Founder's Day Carnival and Health Fair will also be held on April 29th.*
- We are looking for volunteers for the carnival to assist with some of the games and rides, if anyone would like to volunteer they can contact the Recreation Department.*
- The Founder's Day Carnival will be from 12:00 P.M to 5:00 P.M. at the Community Center Park, it is free to all members of the public.*
- The Health Fair will be from 8:00 A.M. to 1:00 P.M. inside the Community Center.*
- Registration for all the Recreation Summer Programs is now open online and in our office.*
- Starting April 3rd through April 15th the First Street and Santa Fe Bridge will be closed from 7:00am to 5:00pm for an overlay project that is through the Measure L sales tax funding. Message boards are at River Road and McHenry Avenue in order to advise those, to take alternate routes.*

Item 12.2 Council/Authority Member

Councilmember Jones Cruz reported on the following:

- Keep all those who suffered loss in the Tennessee tragedy, keep them in our thoughts and prayers at this time.*

Councilmember Uribe reported on the following:

- Love Riverbank.com the website is live; all the members of the committee have been doing a great job!*

- Follow, Like the Facebook Page for Love Riverbank that is where you can get all the updates and sign up for a project.
- Spend some time at the Health Fair, will have a lot of resources. Staff has been putting a lot of effort into it, we have been trying to launch this before COVID. COVID Stopped it, and we've been trying to get this going.
- Looking forward to ending the day at the Carnival, come out and serve your community.

Councilmember Barber-Martinez reported on the following:

- Attended the swear in ceremony for Senator Marie Alvarado-Gil.
- Attended the Public Safety Policy Committee Meeting discussed the examples of sponsored Fentanyl legislation, discussed public records regarding parole, talked about America's Opioid epidemic and how it has been soaring.
- This is the month of March Women's History theme for 2023, which is celebrating women who tell our stories and recognizes women past and present, who have been active in all forms of media and storytelling. Thank you to the women who are on the dais with her, believe we are making history in our own rights.
- Thank you to the Public Works Department and for keeping our streets and keeping us safe. Thank you for all your doing for us.

Vice Mayor Hernandez reported on the following:

- Update on some of the events attended, being an alternate on the Stanislaus Council of Governments and Cal Cities Community Services policy committee, here for questions on any of that.
- Congratulations to the Riverbank Winter Percussion Ensemble, they did a great job over at Enochs.
- Hosted our first Sister City Committee Meeting with Luis along with the rest of the committee, we heard from what the equivalent of the mayor is in Tamazula, and he is very grateful for this reinvention of the committee.
- Would like to congratulate the Riverbank Soroptimist who is just starting their new chapter in Riverbank and they had a very successful first meeting.

Item 12.3 Mayor/Chair

Mayor O'Brien reported on the following:

- Would like to have every councilmember take a look at older citizens in your district, if we can gather names. So, that we may get that to the Board of Supervisors, to get on their agenda. Marisela, has already received two names, please coordinate with her any other names. So that we may solidify.
- For the Love Riverbank, thank you for the enthusiasm. Is there a way that at the end, in association with the carnival, that we would have a citywide picnic?

13. CLOSED SESSION

The public will have a limit of **3 minutes** to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing to Closed Session.

Item 13.1 **CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Government Code § 54957.6)**

Agency Representative: Marisela H. Garcia, City Manager
Unrepresented Employee: Director of Parks & Recreation

There being No Public Comment, Mayor O'Brien adjourned to Move to Closed Session at 6:46 P.M.

Reconvened from Closed Session at 7:03 P.M.

14. REPORT FROM CLOSED SESSION

Item 14.1 Report from Closed Session on **Item 13.1**
CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Government Code § 54957.6)

Agency Representative: Marisela H. Garcia, City Manager
Unrepresented Employee: Director of Parks & Recreation

ACTION: *No Reportable Action.*

DIRECTION: *Direction was provided to Staff.*

14. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Mayor / Chair O'Brien adjourned the regular meeting at 7:04 P.M. to the next regular scheduled City Council / LRA Meeting of April 11, 2023 at 6:00 p.m.

ATTEST: (Adopted 4/11/2023)

APPROVED:

Gabriela Hernandez
City Clerk / LRA Recorder

Richard D. O'Brien
Mayor/ Chair

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.3

SECTION 9: CONSENT CALENDAR

Meeting Date:	April 11, 2023
Subject/ Title:	Resolution to Award Bid for the Riverbank Police Gate & Fence Project to Golden Bay Fence Plus Iron Works, Inc., Authorize Execution of Future Change Orders, and Authorizing a Budget Amendment for an Additional \$94,923.00 from American Rescue Plan Act Funds
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Dev. Services Administration Manager Laura Graybill, Senior Project Coordinator

RECOMMENDATION

It is recommended that City Council approve two (2) actions by a roll call vote:

1. Adopt a Resolution to Award bid to the lowest responsible bidder, Golden Bay Fence Plus Iron Works, Inc.; and
2. Authorize the City Manager to execute Change Orders within total project budget; and
3. Authorize a budget amendment for an additional \$94,923.00 from American Rescue Plan Act.

SUMMARY

The project proposes to enclose the perimeter of the Police Department & City Hall parking lot located at 6727 Third Street and 6707 Third Street. The purpose of the project is to secure the parking area of the Riverbank Police Department with wrought iron gates and fencing. Installation of five vehicular gates (3 slide gates and 2 swing gates), one personnel gate and perimeter fencing will be installed. Gates will work on a remote transmitter. Provision for a Knox Box installed on the gate to allow emergency vehicles to enter the site.

The bid opening was held on Thursday, September 1, 2022 to consider the bids for the Riverbank Police Gate & Fence Project. The following bids were received:

Golden Bay Fence Plus Iron Works, Inc.	\$282,844.00
--	--------------

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for installation of perimeter fencing, vehicle & pedestrian access gates, electronic control systems and all other work included on the plans for the above mentioned project.

Bids have been reviewed and Golden Bay Fence Plus Iron Works, Inc. has been identified as the lowest responsible bidder for the project.

The bid received exceeded the estimate and available budget. City staff and City Engineer working with the contractor Golden Bay Fence Plus Iron Works, Inc. explored cost saving measures to get this project within budget but during a site visit it was determined that the slide gate at the alley would still allow easy access under the gate. The solution is to install a custom cantilever gate.

Golden Bay Fence Plus Iron Works, Inc. has provided a proposal to change the slide gate to a cantilever gate, credit back the slide gate, add additional pedestrian gate with panic bar on Third Street, and change 1" pickets to $\frac{3}{4}$ " pickets. All these items total an additional \$23,220.00.

Staff recommends that Golden Bay Fence Plus Iron Works, Inc. awarded the project in the amount of \$282,844.00 and upon execution of the contract, staff will prepare a change order to increase the contract amount by \$23,220.00 for the suggested changes, making the construction cost \$306,064.00.

Staff originally budgeted \$250,000.00 from American Rescue Plan Act. Preliminary Engineering requirements for this project totaled \$7,575.00. The low bid came in at \$282,844.00 plus the additional costs of \$23,220.00 but fortunately the City has funds available in American Rescue Plan Act to cover the additional costs plus 10% contingency of \$28,284.00 and \$3,000 for construction testing. A budget amendment is requested from American Rescue Plan Act in the amount of an additional \$94,923.00 to complete the project.

It is also requested that the City Council provide the City Manager authorization to execute Change Orders if they are within total budget.

FINANCIAL IMPACT

Funding has been programmed for this project with American Rescue Plan Act, \$321,703.00 (\$250,000.00 already budgeted and an additional \$94,923.00 as a budget amendment being requested).

ATTACHMENT

- 1) Resolution 2023-
- 2) Site Map

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, TO AWARD A CONTRACT FOR THE
RIVERBANK POLICE GATE & FENCE
PROJECT WITH GOLDEN BAY FENCE PLUS IRON WORKS, INC. IN THE
AMOUNT OF \$306,064.00, AND AUTHORIZE THE CITY MANAGER TO
EXECUTE SAID CONTRACT AND APPROVE CHANGE ORDERS UP TO THE
PROJECT CONTINGENCY FUND OF \$28,284.00, AND AUTHORIZE A BUDGET
AMENDMENT OF AN ADDITIONAL \$94,923.00 IN FUNDING FROM THE
AMERICAN RESCUE PLAN ACT FUND**

**THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS
THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:**

WHEREAS, the Riverbank Police Gate & Fence Project includes work to for install perimeter fencing, vehicle & pedestrian access gates and electronic control systems; and

WHEREAS, the City published a Notice to Bidders inviting interested bidders to submit their sealed bids for the Project; and

WHEREAS, on September 1, 2022, the City of Riverbank received one (1) bid and publicly opened and read the bids; and

WHEREAS, the apparent responsive and responsible low bidder is Golden Bay Fence Plus Iron Works, Inc., in the amount of \$306,064.00; and

WHEREAS, staff also recommends that the City Council approve a project contingency of \$28,284.00 for the Project to fund additional work as needed during renovation and construction; and

WHEREAS, staff is requesting a budget amendment of an additional \$94,923.00 from American Rescue Plan Act to be combined with the original budgeted amount to complete the project; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves a contract with Golden Bay Fence Plus Iron Works, Inc., in the amount of \$306,064.00; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes the City Manager to execute the said contract and approve change orders up to the project contingency funds of \$28,284.00; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes a budget amendment of an additional \$94,923.00 from American Rescue Plan Act to be combined with the original budgeted amount to complete the project.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of April, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of:

AYES:

NAYS:

ABSENT:

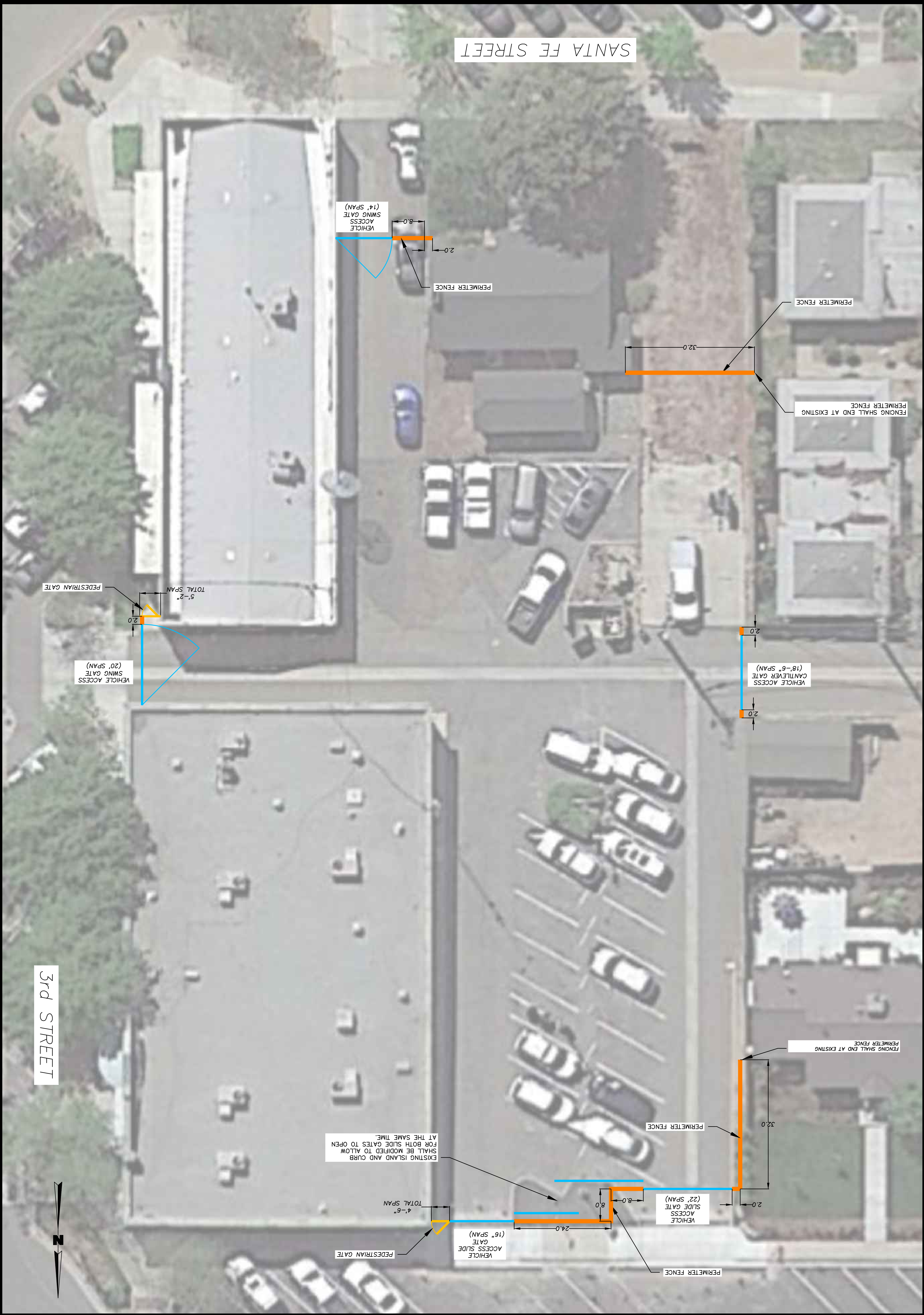
ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor



13231

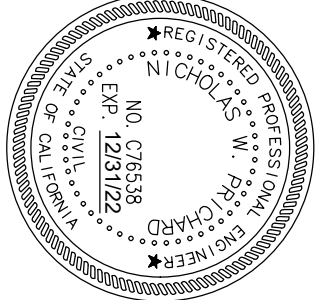
1

EX-1

SHEET

SITE PLAN

POLICE STATION FENCE & GATES
RIVERBANK, CALIFORNIA





440 S. Yosemite Avenue, Suite A
Oakdale, CA 95361
Phone: (209) 847-8726
www.Ardurra.com

REVISIONS			
REV #	DESCRIPTION	DATE	APPROVED



1-800-227-2600
CALL 3 TIMES WORKING DAYS IN ADVANCE

\\FILESERVER\Server Drive\PROJECTS\2013\13231\Riverbank Police Services Fencing\Drawings\Plans\shs\EX-1 Riverbank Police Fence Exhibit.dwg 11/18/2022 2:13pm

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.4

SECTION 9: CONSENT CALENDAR

Meeting Date: April 11, 2023

Subject: Resolution Authorizing the Designation of the Signatories for the City of Riverbank Local Agency Investment Fund (LAIF) Account

From: Marisela H. Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution that would designate the Assistant City Manager, Tammy Alcantor, and the City Manager, Marisela H. Garcia, as the signatories for the City's Local Agency Investment Fund (LAIF) Account.

SUMMARY

The City of Riverbank currently uses the State of California Local Agency Investment Fund, more commonly referred to as LAIF, to invest surplus reserve cash. Tonight, staff seeks the City Council's authorization to update the authorized signatories on the account to include the new Assistant City Manager, Tammy Alcantor.

BACKGROUND

The Local Agency Investment Fund (LAIF), a voluntary program created by statute, began in 1977 as an investment alternative for California's local governments and special districts and it continues today under Treasurer Fiona Ma's administration. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code. This program offers local agencies the opportunity to participate in a major portfolio, which invests hundreds of millions of dollars, using the investment expertise of the State Treasurer's Office professional investment staff at no additional cost to the taxpayer.

Riverbank has a current portfolio with LAIF of approximately \$5.9 million in surplus reserves. The portfolio is highly liquid, which means that the City can request funds at any time in order to fund projects or in the event of an emergency.

Tonight's request is to add the Assistant City Manager, Tammy Alcantor, to our list of signatories who would be authorized to request funds, invest additional funds, or request any information necessary on behalf of the City.

STRATEGIC PLAN

While not directly related to the City's Strategic Plan, this item does further "Ensure the City's Continued Financial Stability."

FINANCIAL IMPACT

There is no financial impact associated with this request.

ATTACHMENTS

1. Resolution 2023-

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RIVERBANK, CALIFORNIA
APPROVING THE DESIGNATED SIGNATORIES FOR THE LOCAL AGENCY
INVESTMENT FUND**

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:

WHEREAS, The City of Riverbank is currently a participant in the State of California Local Agency Investment Fund (LAIF); and

WHEREAS, to transact business in LAIF it is necessary to, from time to time, authorize signatories on business documents in response to deposits and withdrawals from said account; and

WHEREAS, to effect deposits and withdrawals of City of Riverbank monies in the Local Agency Investment Fund in the State Treasury in accordance with the provisions of Section 16429.1 of the Government Code for the purpose of investments as stated therein, it is necessary to identify and authorize those individuals who shall be given this authority; and

WHEREAS, the Assistant City Manager, in her role as Treasurer and Director of Finance for the City is an appropriate designee as a signatory on the account; and

WHEREAS, the City Manager, in her oversight role is also an appropriate designee as a signatory for the City’s LAIF Account.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby designate that the following individuals are hereby authorized as signatories on all LAIF documents, including the deposit and withdrawal of City of Riverbank monies in the Local Agency Investment Fund in the State Treasury in accordance with the provisions of Section 16429.1 of the Government Code:

- Assistant City Manager: Tamera Alcantor
- City Manager: Marisela H. Garcia

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of April, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5

SECTION 9: CONSENT CALENDAR

Meeting Date: April 11, 2023

Subject: Authorization for Out of State Travel Request for Vice Mayor Rachel Hernandez to Travel to Washington D.C. with the Stanislaus Council of Governments (StanCOG) to Advocate for City and County Regional Transportation Projects

From: Marisela H. Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council consider providing authorization for an out-of-state travel request for Vice Mayor Rachel Hernandez, as a member of the StanCOG Policy Board, to participate in legislative discussions from April 17, 2023 – April 21, 2023. Vice Mayor Hernandez will be accompanying the Executive Director of StanCOG in addition to other Policy Board Members. During her travels, she may join Mayor O'Brien and City Manager Marisela H. Garcia in meetings with federal regulators.

SUMMARY

Vice Mayor Rachel Hernandez has been invited to join the Stanislaus Council of Governments (StanCOG) as a representative of their Policy Board in their discussions with legislators that could result in federal funding for important regional transportation projects in Stanislaus County. This will provide Vice Mayor Hernandez with an opportunity to advocate for our region and for our City.

STRATEGIC PLAN

Participation in these meetings will help support the Strategic Plan objective to “Continue to seek local, regional, and federal grant opportunities to support city projects, programs, and initiatives...”

FINANCIAL IMPACT

Approximately \$1,500 in airfare and lodging costs to be paid from the City Council travel budgets.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 10.1

SECTION 10: PUBLIC HEARINGS

Meeting Date: April 11, 2023

Subject: Resolution Authorizing a 9.3% Inflationary Adjustment Increase to the City of Riverbank System Development Fees Based on the Construction Cost Index to be effective May 1, 2023.

From: Marisela H. Garcia, City Manager

Submitted by: Tammy Alcantor, Assistant City Manager/Administrative Services Director

RECOMMENDATION

It is recommended that the City Council consider adopting a resolution authorizing a 9.3% Inflationary Adjustment increase to the City of Riverbank System Development Fees (also known as Development Impact Fees) based on the Construction Cost Index.

SUMMARY

Resolution 2015-021 adopted on March 24, 2015 authorizes the City to review the Construction Cost Index by City (as published monthly in the Engineering News Records), and may increase System Development Fees by the same percentage of increase in said index.

System Development Fees were last increased in 2022, we believe it is prudent to present a fee increase based on the aforementioned Index.

BACKGROUND

The purpose of a System Development Fee is to provide a rational and equitable basis for the expansion of capital facilities to accommodate the impacts created by new development. For many years, traditional sources of infrastructure funding have been inadequate to maintain the existing systems, leaving no revenue available to expand the system to meet growing needs. Development fees provide a mechanism where new development cumulatively mitigates their total impact on the city's systems on a proportionate basis to their individual impact by paying fees to expand the systems based on the relative size of the development.

In 2015 City staff, with the assistance of the AECOM consulting group, underwent a significant update to the previously adopted 2005 System Development Fees. This update resulted in a fee program that reflected community infrastructure needs for the planned growth delineated in the 2005-2025 General Plan.

Because the fees are established in order to address future infrastructure needs, staff wanted to ensure that the City Council would have the ability to apply a cost inflation factor in order to address future construction cost increases. Resolution 2015-021 allows the City to propose a fee increase based on the “Construction Cost Index by City” published monthly in the Engineering News Record (see Exhibit A). Based on the San Francisco and Los Angeles ENR Cost Index for 2021, staff is proposing a 9.3% increase in all System Development Fees.

The proposed fee levels are as follows:

2023 FEE LEVELS effective May 1, 2023
SYSTEM DEVELOPMENT FEES

Land Use	Water	Sewer	Storm	Parks/Rec	Gen Gov/ Police	Traffic	5% Admin	Total
Residential	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU
Clustered Rural (RR)	\$17,300	\$6,444	\$9,791	\$4,415	\$1,599	\$4,555	\$2,205	\$29,008
Lower Density (LDR)	\$9,011	\$3,929	\$8,880	\$5,019	\$1,817	\$3,826	\$1,624	\$25,094
Medium Density (MDR)	\$8,650	\$3,282	\$3,585	\$4,301	\$1,556	\$3,371	\$1,237	\$17,331
Higher Density (HDR)	\$6,272	\$4,029	\$4,046	\$3,585	\$1,296	\$2,869	\$1,104	\$16,930
Mixed Use (Residential) (MU)	\$6,272	\$1,220	\$2,618	\$3,128	\$1,133	\$4,555	\$947	\$13,601
Non-Residential	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot
Community Commercial (CC)	2.65	2.12	5.45	N/A	0.47	7.14	0.89	16.08
Mixed Use (Commercial) (MU)	2.66	2.13	5.42	N/A	0.47	7.42	0.90	16.35
Industrial/Business Park (I/BP)	2.64	1.80	5.34	N/A	0.35	7.39	0.87	15.74
Office (MU LU Classification)	2.60	1.66	5.23	N/A	0.66	4.50	0.73	12.78

STRATEGIC PLAN

This is directly related to the City’s Strategic Plan Goals to Achieve and Maintain Financial Stability and Sustainability and Maintain and Improve the City’s Infrastructure and Service Delivery Systems.

FINANCIAL IMPACT

There is no financial impact associated with the application of the inflationary increase.

ATTACHMENT

1. Attachment A: ENR's Cost Indexes
2. Resolution 2023-
3. Exhibit A: Proposed 2023 System Development Fees



(<http://www.ca.gov>)



✉ (mailto:?
subject=DGS%20California%20Construction%20Cost%20Index%20CCCI&body=%0ahttps%3A%2F%2Fwww.dgs.ca.gov%2FRESOURCES%2FPage-Content%2FReal-Estate-Services-Division-Resources-List-Folder%2FDGS-California-Construction-Cost-Index-CCCI%0a%0a)

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(<https://www.dgs.ca.gov/RESD>)



HOME (/) REAL ESTATE SERVICES DIVISION ([HTTPS://WWW.DGS.CA.GOV/RESD](https://www.dgs.ca.gov/RESD)) RESOURCES ([HTTPS://WWW.DGS.CA.GOV/RESD/RESOURCES](https://www.dgs.ca.gov/RESD/RESOURCES)) DGS
CALIFORNIA CONSTRUCTION COST INDEX CCCI ([HTTPS://WWW.DGS.CA.GOV/RESD/RESOURCES/PAGE-CONTENT/REAL-ESTATE-SERVICES-DIVISION-RESOURCES-LIST-FOLDER/DGS-CALIFORNIA-CONSTRUCTION-COST-INDEX-CCCI](https://www.dgs.ca.gov/RESD/RESOURCES/PAGE-CONTENT/REAL-ESTATE-SERVICES-DIVISION-RESOURCES-LIST-FOLDER/DGS-CALIFORNIA-CONSTRUCTION-COST-INDEX-CCCI))

DGS California Construction Cost Index CCCI

Client agencies can find current construction cost index for California by the Real Estate Services Division.

The California Construction Cost Index (CCCI) is developed based upon Building Cost Index (BCI) cost indices average for San Francisco and Los Angeles ONLY as produced by Engineering News Record (ENR) and reported in the second issue each month.

The current five year CCCI table is updated the 2nd half of the month for the current month. The ENR BCI reports cost trends for specific construction trade labor and materials in the California market and does not reflect current market bidding environment. Prior to July 1991, CCCI was recorded quarterly, all months post July 1991 are calculated based on the ENR BCI reports and recorded for each month.

California Construction Cost Index 2021-2025

Month	2025	2024	2023	2022	2021
January			9246	8151	7090
February			9166	8293	7102
March			9118	8736	7130
April				8903	7150
May				9001	7712
June				8925	7746
July				9110	7892
August				8729	8122
September				8604	7900
October				8712	8080
November				8765	8141
December				8823	8072
Annual % *				9.3%	13.4%

**Annual Percentage is calculated from December to December.*

HISTORIC CALIFORNIA CONSTRUCTION COST INDEX

[Expand All](#)

CALIFORNIA CONSTRUCTION COST INDEX 2016-2020

CALIFORNIA CONSTRUCTION COST INDEX 2011-2015

CALIFORNIA CONSTRUCTION COST INDEX 2006-2010

CALIFORNIA CONSTRUCTION COST INDEX 2001-2005

CALIFORNIA CONSTRUCTION COST INDEX 1996-2000

QUESTIONS AND RESOURCES

Have questions about the CCCI, please contact us.

CONTACT

Project Management & Development Branch

Department of General Services

Real Estate Service Division

707 Third St., 4th Floor

West Sacramento, California 95605

Phone: (916) 376-1700

Email: DGSRESDDGeneralInquiries@dgs.ca.gov (mailto:DGSRESDDGeneralInquiries@dgs.ca.gov)

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CITY OF RIVERBANK

RESOLUTION 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AUTHORIZING A 9.3% INFLATIONARY ADJUSTMENT INCREASE TO THE CITY OF RIVERBANK SYSTEM DEVELOPMENT FEES BASED ON THE CONSTRUCTION COST INDEX TO BE EFFECTIVE MAY 01, 2023.

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, the City Council of the City of Riverbank adopted Resolution 2015-021 on March 24, 2015 which established revised System Development Fees; and

WHEREAS, Section 5 of Resolution 2015-021 authorizes the City to review and recommend an increase to the System Development Fees based on the Construction Cost Index by City (as published monthly in the Engineering News Records) as of January 1 of each year; and

WHEREAS, in order to ensure that the fee program accurately reflects the rising costs of construction it is prudent to recommend an increase to the 2022 System Development Fees; and

WHEREAS, the January 2023 Construction Cost Index by City for San Francisco and Los Angeles was determined to be 9.3%; and

WHEREAS, a 9.3% cost inflation factor has been used in order to determine the proposed 2023 System Development Fees.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank authorizes a 9.3% Inflationary Adjustment Increase to the 2022 System Development Fees as presented in Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of April, 2023; motioned by Councilmember , seconded by Councilmember , and upon roll call was carried by the following City Council vote of :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Exhibit A: 2023 System Development Fees

2023 FEE LEVELS effective May 1, 2023**SYSTEM DEVELOPMENT FEES**

Land Use	Water	Sewer	Storm	Parks/Rec	Gen Gov/ Police	Traffic	5% Admin	Total
Residential	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU
Clustered Rural (RR)	\$17,300	\$6,444	\$9,791	\$4,415	\$1,599	\$4,555	\$2,205	\$29,008
Lower Density (LDR)	\$9,011	\$3,929	\$8,880	\$5,019	\$1,817	\$3,826	\$1,624	\$25,094
Medium Density (MDR)	\$8,650	\$3,282	\$3,585	\$4,301	\$1,556	\$3,371	\$1,237	\$17,331
Higher Density (HDR)	\$6,272	\$4,029	\$4,046	\$3,585	\$1,296	\$2,869	\$1,104	\$16,930
Mixed Use (Residential) (MU)	\$6,272	\$1,220	\$2,618	\$3,128	\$1,133	\$4,555	\$947	\$13,601
Non-Residential	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot
Community Commercial (CC)	2.65	2.12	5.45	N/A	0.47	7.14	0.89	16.08
Mixed Use (Commercial) (MU)	2.66	2.13	5.42	N/A	0.47	7.42	0.90	16.35
Industrial/Business Park (I/BP)	2.64	1.80	5.34	N/A	0.35	7.39	0.87	15.74
Office (MU LU Classification)	2.60	1.66	5.23	N/A	0.66	4.50	0.73	12.78

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.1

SECTION 11: NEW BUSINESS

Meeting Date:	April 11, 2023
Subject:	A Resolution Continuing the Approved River Cove River Access Closure Plan
From:	Marisela H. Garcia, City Manager
Submitted By:	Sue Fitzpatrick, Director of Parks & Recreation

RECOMMENDATION

It is recommended that the City Council continue the closure plan as developed by staff to the 2023 summer season and provide any other additional direction as needed. The Closure Plan expired on November 1, 2022.

SUMMARY

Over the summer season of 2020, the City of Riverbank staff and elected officials were actively engaged in discussions with residents in the River Cove neighborhood regarding a number of nuisance issues related to the increased use of the river access along River Cove Drive. A variety of concerns were raised by some residents related to increased traffic, litter, destruction of natural habitat, and illegal activities associated with the large numbers of visitors accessing the river in the River Cove area over the summer. These concerns are not a recent development, depending on the river conditions of any given year the nuisance related issues have been a concern for the neighborhood for many years, with discussions on this matter happening for well over a decade. It appears as though the problems within the area increase during hot summers when the river levels are low. When the river levels are low there are a variety of sandy banks available along the river's edge which are attractive to visitors and rafters.

In November of 2020 the City Council held a workshop (widely noticed to the River Cove neighborhood) on the variety of nuisance issues that were experienced during the 2020 summer season. After much discussion and deliberation on a variety of possible solutions, the City Council directed staff to make necessary preparations for the closure of the river access areas for the 2021 season to allow for the repair and regrowth of the riparian/natural habitat. This plan was successful so it was extended by City Council Resolution to the 2022 season and expired in November of 2022.

Staff recently visited the area to evaluate overall conditions. Natural growth is returning and damaged areas are filling in. The city has not received any complaints regarding fires, excess garbage, and increased traffic within the area over the past two summer seasons.

Staff recommend extending the closure for the 2023 summer season to allow for further growth and protection of the Rivercove area.

UPDATED CLOSURE PLAN

Due to the large linear area along River Cove Drive that abuts the river staff has chosen to focus the closure notices and physical barriers to the key river access commonly used by visitors.

Date Range: Closure Effective May 1, 202 through September 20, 2023. Staff will return with a report to Council at the end of the summer season to identify effectiveness of the closure with regard to the area regrowth and associated nuisance issues.

Closure Notices: The notices will inform the public that river access is closed for the summer season (dates noted above) due to riparian habitat repair and cleanup. The notice will direct visitors to Jacob Meyers Park as an alternative.

Fencing: Split rail fencing has been placed at the entrance locations that lead to the key areas used and those areas that have been most effective by the large amounts of use in the past. Repairs to the fencing will be made due to damage.

Education: Staff will replace signage previously installed (physical and electronic) within this area notifying the public of the closure.

Replanting and Riparian Regrowth: Staff will allow for natural regrowth of the riparian/natural habitat.

Enforcement: Enforcement will take a variety of forms depending on the level of voluntary compliance with the closure. Citations can be issued as the area has been closed by order of the City Council. In general staff will use discretion to first educate and then proceed with more progressive enforcement options.

FINANCIAL IMPACT

There is no financial impact to this closure.

ATTACHMENTS

1. Resolution 2023-

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, APPROVING THE CONTINUATION OF A CLOSURE PLAN FOR THE
RIVER COVE NEIGHBORHOOD RIVER BANK ACCESS AREA**

**THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS
THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:**

WHEREAS, a variety of concerns had been raised by residents related to increased traffic, litter, destruction of natural habitat, and illegal activities associated with the large numbers of visitors accessing the river in the River Cove area over the summer; and

WHEREAS, depending on the river conditions of any given year the nuisance related issues have been a concern for the neighborhood for many years, with discussions on this matter happening for well over a decade; and

WHEREAS, November of 2020 the City Council held a workshop (widely noticed to the River Cove neighborhood) on the variety of nuisance issues that were experienced during the 2020 summer season; and

WHEREAS, after much deliberation on a variety of possible solutions, the City Council directed staff to make necessary preparations for a closure plan of the River Cove neighborhood river bank access areas for the 2021 season and again for the 2022 season to allow for the repair and regrowth of the riparian/natural habitat; and

WHEREAS, on April 11, 2023 the City Council approved a Resolution which authorized the implementation of the River Cove River Access Closure Plan to continue for the 2023 summer season from May 1, 2023 until September 30, 2023; and

WHEREAS, the approved Closure Plan expired on November 1, 2022 and it is the desire to continue this closure plan through the 2023 summer period to allow for the continued riparian regrowth.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby finds, determines, and declares as follows:

Continuation of the Closure Plan

Due to the large linear area along River Cove Drive that abuts the river staff has chosen to focus the closure notices and physical barriers to the key river access commonly used by visitors.

1. **Date Range**: Closure Effective May 1, 2023 through September 30, 2023. Staff will return with a report to Council at the end of the summer season to identify effectiveness of the closure with regard to the area regrowth and associated nuisance issues. In addition, staff is researching permanent solutions for Council to consider for future years.
2. **Closure Notices**: The notices will inform the public that river access is closed for the summer season (dates noted above) due to riparian habitat repair and cleanup. The notice will direct visitors to Jacob Meyers Park as an alternative.
3. **Fencing**: Split rail fencing has been placed at the entrance locations that lead to the key areas used and those areas that have been most effective by the large amounts of use in the past. Repairs to the fencing will be made due to damage.
4. **Education**: Staff will replace signage previously installed (physical and electronic) within this area notifying the public of the closure.
5. **Replanting and Riparian Regrowth**: Staff is allowing the natural growth and repair of the riparian/natural habitat.
6. **Enforcement**: Enforcement will take a variety of forms depending on the level of voluntary compliance with the closure. Citations can be issued as the area has been closed by order of the City Council. In general staff will use discretion to first educate and then proceed with more progressive enforcement options.
7. **Flexibility of Plan**: It is recognized that unforeseen issues or concerns may arise during the implementation of this plan that may not have been considered and therefore Council will be apprised of any changes deemed necessary to this plan to address and alleviate the matter.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of April, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.2

SECTION 11: NEW BUSINESS

Meeting Date: April 11, 2023

Subject: Resolution Adopting the Downtown Façade Improvement Program Guidelines

From: Marisela H. Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution approving the Downtown Façade Improvement Program Guidelines.

SUMMARY

On September 13, 2022 the City Council approved the American Rescue Plan Act Spending Plan which appropriated \$210,000 for the Downtown Façade Improvement Program. Staff has developed the program guidelines for consideration by Council and will begin accepting applications May 1, 2023.

BACKGROUND

Since 2009, the City's downtown corridor has been undergoing a beautification process with the desire to help it be a focal point in our community. The former Riverbank Redevelopment Agency invested \$8.9 million in improvements including upgrading water, sewer, and storm infrastructure, and updating the streetscape, which included sidewalks, lighting, medians, and new streets. In addition, the project created a beautiful backdrop to many of our downtown City events with the construction of the Plaza del Rio and it's stage.

In 2015 the Riverbank City Council adopted the Downtown Specific Plan. The Plan was developed with a community desire to have a comprehensive revitalization of our downtown. The Specific Plan sets forth "the vision, revitalization strategies, development regulations, and implementation measures...to help decision-makers..."

As part of the continued revitalization of our downtown, throughout the years City Council and staff have discussed the implementation of a façade improvement program that will

help tie in together the vision that the City set forth in the Specific Plan. As per the Specific Plan, Architecture standards are included as “guidelines to guide the look and feel of new and rehabilitated buildings throughout the Downtown Specific Plan Area. The information contained in [that] section is provided to ensure that new architecture fulfills the community’s vision for built forms that are attractive, while preserving the existing neighborhood and enhancing the city’s small-town character.” As new businesses have begun to arrive to our downtown, these architectural standards provide guidance on the façade improvements that can be proposed to city staff for approval.

As an incentive to continue building this vision of our downtown, the City Council approved the funding of a façade improvement program via funds received from the American Rescue Plan Act. \$210,000 was allocated to provide an incentive to current land owners and business owners to improve their façade and provide for an enhanced experience to those that visit downtown. Based on a variety of successful programs in other cities, staff has developed the proposed guidelines of this program.

FAÇADE IMPROVEMENT PROGRAM GUIDELINES

Program Overview

The Riverbank Façade Improvement Program (FIP) is a reimbursement grant program provided to a business and/or property owner for the improvement of existing buildings in the Riverbank Downtown Specific Plan designated area. The program provides a matching grant of dollar for dollar of the façade improvement costs to the business and/or owner up to a maximum of \$15,000.

Eligibility

The property must meet the following criteria:

- Be located within the Riverbank Downtown Specific Plan Area (see Exhibit A Map). Plan Area consists of parcels located between Callendar Avenue, Fourth Street, Atchison Street, and Patterson Road, and include any parcels having frontage along Atchison Street (SR 108) west of Seventh Street to City limits.
- Be a retail, commercial, or office use.
- Must be a permitted or conditionally permitted (via an approved Conditional Use Permit) use; legal non-conforming uses are not eligible (example: improvements to a legal non-conforming sign, structure, or a structure housing a non-conforming use will not be eligible).
- Proposed project must be in conformance with all applicable City codes and design standards, including the Downtown Specific Plan Architectural Guidelines.
- Must submit a completed grant application to the Program Administrator.
- Must receive all necessary approvals before any work is started for which grant funds are being requested
- Must submit original invoices stamped paid and accompanied by copies of cancelled checks, or proof of payment for materials, or for work performed by others before receiving reimbursement.

- Improvements must comply with all City building codes, permitting, and sign standards.
- Applicants must be in good standing and have NO active violations with any State, Local, & City agencies.

Other Guidelines

- Residential or multi-unit residential buildings are NOT eligible.
- Grant funds will be made on a first-come, first-served basis until the budgeted funds are committed and the program window for accepting applications closes.
- Projects must be completed within 6 months of grant approval.
- Applicants will not be compensated for labor they perform themselves, only materials used will be eligible and the work must be done in a professional manner.
- If the application is not submitted by the property owner, Proof of owner acknowledgement is required as part of the application process.
- If any Planning Approvals or permits are required, the applicant is responsible for submitting project plans through the Planning Division for Architectural and Site Plan Review.
- If a building permit is required, the applicant is responsible for submitting plans that meet all code requirements through the Building Division for Plan Check and Building Permit issuance.
- Property or business ownership must be maintained for a period of at least one year after the grant is received. Please do not apply if the property will be sold or the business will be closed or moved in less than one year.

ELIGIBLE & INELIGIBLE IMPROVEMENTS

Eligible Improvements	Ineligible Improvements
• Exterior Paint • Repair or replacement of exterior siding • Installation of entry doors • Installation of display windows • Installation of new awnings/canopies over windows and entryway • Installation of new signs or upgraded signage • Installation of exterior lighting • Permanent landscaping • Construction of outdoor dining or gathering spaces • Removal of old signs, awnings, and other exterior clutter	• Obscure windows that do not allow or encourage viewing into the business • Overpowering signs • Alcoves or recesses on exterior building walls • Loading docks, parking entrances and exits • Interior improvements or roof repair, not visible from the street • Removal of architecturally important features • Installation of plastic or vinyl awnings and canopies • Installation of heavy, unattractive, roll-down security grates

• New concept murals, if professionally done and approved by the City	• Previous unauthorized improvements • Performing deferred maintenance on building or property • Parking area paving, resurfacing, or striping • City permits or processing fees
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STRATEGIC PLAN

This item is directly related to the City Council’s Strategic Plan Goal to “Improve Historic Downtown” and specifically achieves the objective of “explore opportunities for façade improvement programs.”

FINANCIAL IMPACT

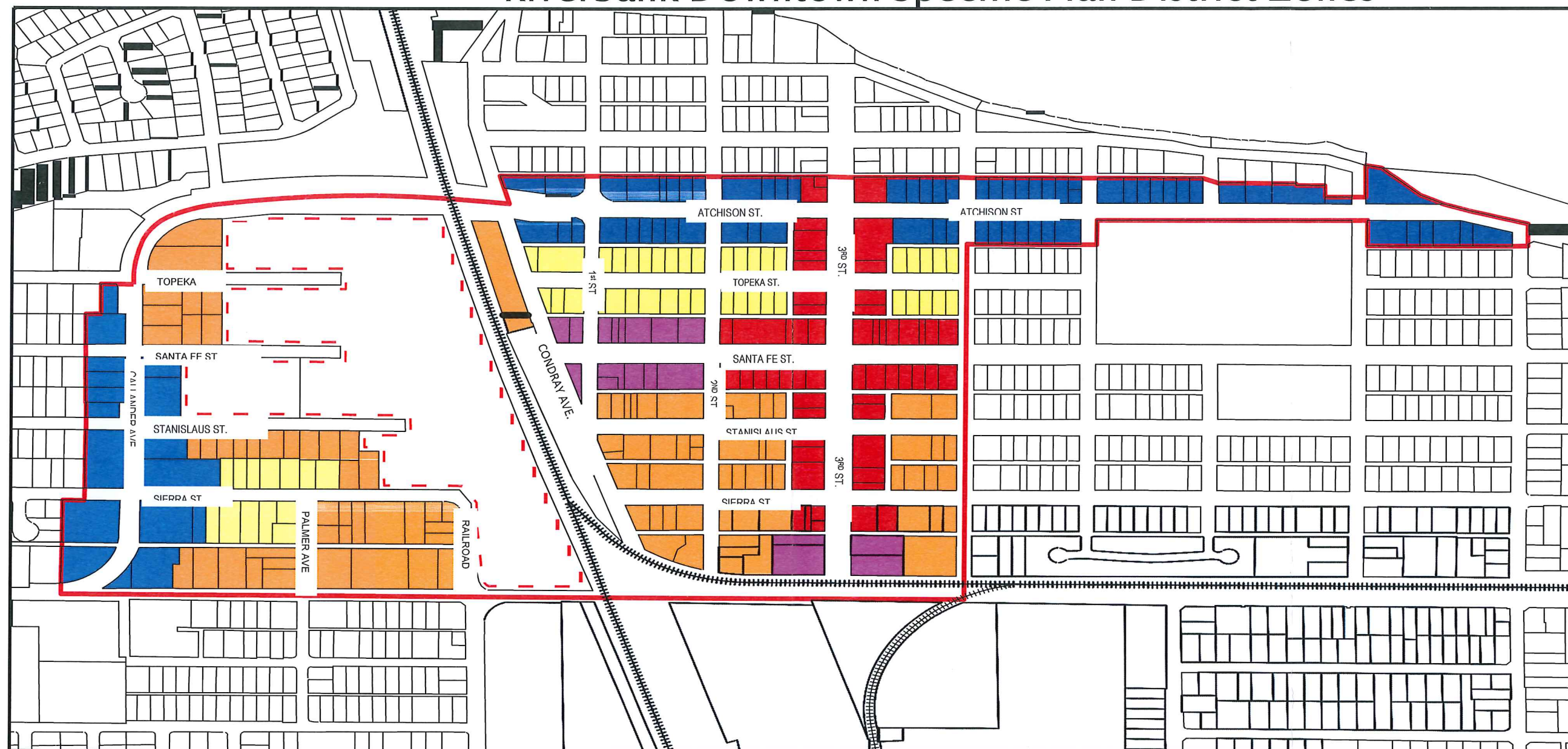
The City has allocated a maximum of \$210,000 in funding for this program from the American Rescue Plan Act funds. Funding will be provided on a first-come, first-serve basis until funds are committed at which time the program will cease to accept applications.

ATTACHMENTS

1. Exhibit A: Downtown Specific Plan Area District Zone Map
2. Resolution 2023-
3. City of Riverbank Downtown Façade Improvement Program Guidelines

2.1 DISTRICT ZONE REGULATIONS

Riverbank Downtown Specific Plan District Zones



DISTRICT BOUNDARIES TO BE USED IN THE REGULATING PLAN

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RIVERBANK, CALIFORNIA
ADOPTING THE DOWNTOWN FAÇADE IMPROVEMENT PROGRAM GUIDELINES**

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:

WHEREAS, since 2009 the downtown corridor has been undergoing a beautification process in an effort to help it become a focal point for the community; and

WHEREAS, in 2015 the City Council adopted the Downtown Specific Plan which set forth the vision, revitalization strategies, development regulations, and implementation measures to achieve the City Council’s vision of downtown, including the adoption of Architectural guidelines; and

WHEREAS, during the June 2018 Strategic Planning Session the City Council developed an objective for City staff to develop and present to the City Council an incentive system for the businesses downtown and in February 2019 specified an objective to explore opportunities for façade improvement programs but due to lack of funding had been unable to develop any programs; and

WHEREAS, on September 13, 2022 the City Council allocated \$210,000 in funding from the American Rescue Plan Act for the implementation of a Façade Improvement Program; and

WHEREAS, city staff has developed guidelines for the implementation and administration of this program which are hereto incorporated.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby adopt the City of Riverbank Façade Improvement Program Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Riverbank does hereby authorize the City Manager to make minor modifications to the Guidelines that are in the best interest of the City and the downtown businesses.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of April, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

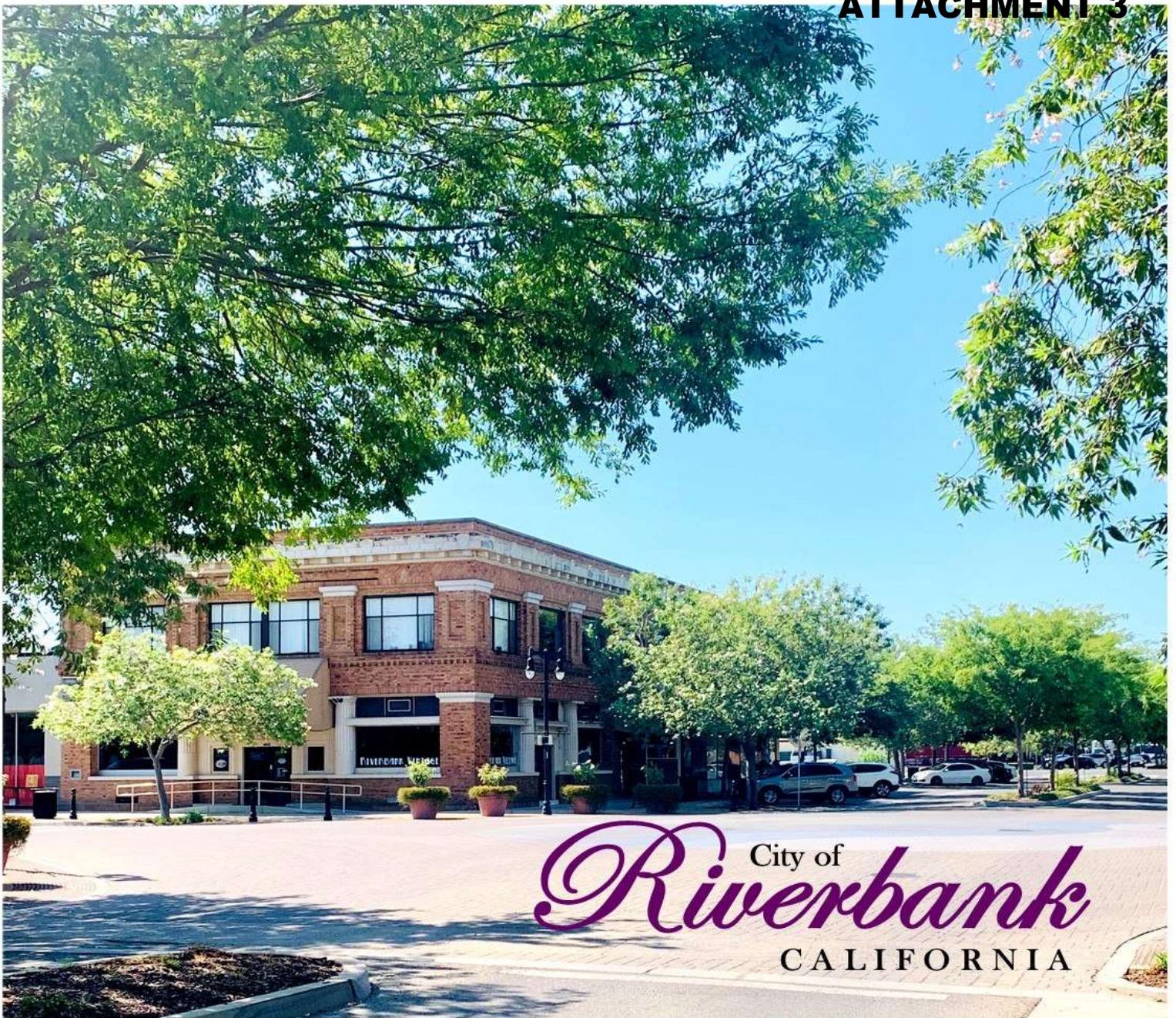
ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment(s): Attachment 1 – *Downtown Façade Improvement Program*



City of
Riverbank
CALIFORNIA

City of Riverbank Downtown Façade Improvement Program

Funded by: American Rescue Plan Act



Façade Improvement Program Overview

The Riverbank Façade Improvement Program (FIP) is a reimbursement grant program provided to a business and/or property owner for the improvement of existing buildings in the Riverbank Downtown Specific Plan designated area. The program was created to encourage private investment by enhancing the physical “curb appeal” and increase economic vitality within the Downtown Specific Plan Area in Riverbank. The program encourages retention of existing businesses, attract new businesses, and increase property values. The long-term objective goal of the program is to permanently improve the appearance of Riverbank’s Downtown.

The program provides a matching grant of dollar for dollar of the façade improvement costs to the business and/or owner up to a maximum of \$15,000.

The Program

The purpose of the FIP is to induce private investment that results in quality improvements and enhancements to business-use properties. It is the City’s intention that the FIP serve as a catalyst for significant aesthetic improvements to the commercial area in which the property is located.

The private investment must be equal to or greater than the grant funds awarded.

This program is intended for commercial property ownerships and business owners who have long-term leases with five or more years. Long-term tenants may apply with property owner as co-applicant. The application must be signed by the property owner. Businesses have to be sales tax generators for the City in order to apply.

The Program features open enrollment; applications shall be considered on a first-come, first-served basis until the program window for accepting applications closes. Completed applications within the deadline will be reviewed and approved by Administration Department. The Program has two options, A & B and an architect design service reimbursement for option A only.

The Administration Department will administer the grant program (Program Administrator). The Planning and Building Division of the Development Services Department will handle project approval, processing and permitting. No commitment of funds will be made until the Planning Division has evaluated the project for code compliance, received a complete project application and advised the Program Administrator that it is appropriate to proceed.

As part of the approval process, a Letter of Commitment will be issued by the Program Administrator. Applicants are expected to complete projects in the timeframe outlined in the Letter of Commitment. The City aims to fund as many projects as possible and will not tie up funds with applicants who are not completing their projects. We will hold stringently to the time frame specified in the Letter of Commitment.

Projects must make an exterior improvement easily visible from public view. Grants will be given only for quality improvements done in a professional manner. A final inspection will be conducted by the City’s Construction Inspector to confirm the work has been completed and conforms to the approved plans, colors and/or materials.

Eligibility and Processing

The property must meet the following criteria:

- Be located within the Riverbank Downtown Specific Plan Area.
- Be a retail, commercial, or office use.
- Must be a permitted or conditionally permitted (via an approved Conditional Use Permit) use; legal non-conforming uses are not eligible (example: improvements to a legal non-conforming sign, structure, or a structure housing a non-conforming use will not be eligible).
- Proposed project must be in conformance with all applicable City codes and design standards, including the Downtown Specific Plan Architectural Guidelines.
- Must submit a completed grant application to the Program Administrator.
- Must receive all necessary approvals before any work is started for which grant funds are being requested
- Must submit original invoices stamped paid and accompanied by copies of cancelled checks, or proof of payment for materials, or for work performed by others before receiving reimbursement.

Improvements must comply with all City building codes, permitting, and sign standards. Application must be submitted, approved, and permitted, prior to the start of the construction.

Applicants must be in good standing and have NO active violations with any State, Local, & City agencies. Applicants for this program are not exempt from any planning, building or other City department permit fees.

Design Standards and Review

Design review is required for exterior alterations and must be in conformance with the Downtown Specific Plan Architectural Guidelines.

Applicants requesting grants must propose and complete quality projects; and projects must meet or exceed design standards (where applicable).

Formulation of color palettes, renderings, and building plans will, in most cases, require professional design assistance.

High quality “before” photos of the property must accompany the application. “After” photos will be required to be submitted with receipts or paid invoices before receiving the grant when the project is complete.

“Riverbank’s strong sense of community identity is reflected in its public gathering spaces and activities, architectural variety, and the ways in which the City’s riverfront location, railroad-oriented history, agricultural heritage, and other unique qualities are celebrated in the built environment.”

Riverbank 2025 Vision

Grants

All grants dollar for dollar matching grants, with a maximum of \$15,000, based on eligible improvements.

The funding for this program is based on receipts of the actual improvement and then reimbursed to the applicant. The program is for eligible improvement projects made to the first floor or street level of a commercial building/unit/suite(s). Residential or multi-unit residential buildings are NOT eligible. Grant funds will be made on a first-come, first-served basis until the budgeted funds are committed and the program window for accepting applications closes. Projects must be completed within 6 months of grant approval. If the project extends beyond the scheduled completion date, an extension maybe requested with staff approval required. If, after an approved extension, work is not completed in the time frame the applicant can still receive a grant only if funds are available. The program distributes reimbursement payment to applicant/s after City deems the project complete, and upon the submission of invoices and proof of payment.

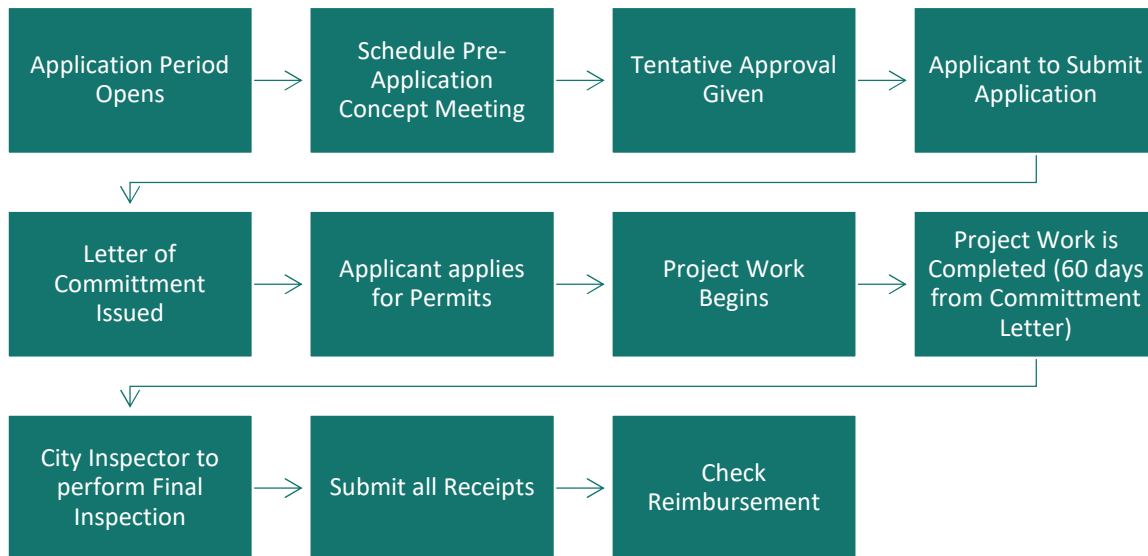
Applicants will not be compensated for labor they perform themselves, only materials used will be eligible and the work must be done in a professional manner.

If the application is not submitted by the property owner, Proof of owner acknowledgement is required as part of the application process.

Application Process

1. Applicant contacts the Program Administrator to arrange a pre-application concept meeting. No drawings or plans are required, but applicant must be able to describe the plan in detail.
2. Upon tentative approval of the project, the Program manager will hold funds within FIP budget. No commitment of grant funds will occur until the Planning Division has determined that the proposed project will meet codes and design standards and Program Administrator notifies applicant with Commitment Letter.
3. The applicant completes and submits application with appropriate permits, cost estimates, and if necessary, owner approval of the project.
4. Once the application has been approved, a Letter of Commitment will be sent to the applicant from the Program Administrator. The letter will specify the amount of the estimated grant funds to be set aside and a time frame in which the work must be completed to receive a grant.
5. Applicant can then begin work on the proposed project. The project must be completed by the deadline listed on the Letter of Commitment to receive funds.
6. Upon completion of work on the proposed project, final inspection of the project is performed by the City's Construction Inspector.
7. If the Construction Inspector deems the work satisfactory, the applicant will receive a check for the grant, in the appropriate amount, within 30 days. Work done, or modifications made that do not conform to the approved project plans will not receive funds.

Application Workflow



Pre-Application Concept Meeting Requirements

Applicants will meet with the Program Administrator, representatives from Planning & Building Divisions to review the project & building permit process and to answer any questions that a business may have. Program Administrator will review the application process with the business owner, discuss the scope of work, determine a timeline, and review the remaining process for the grant.

➤ Planning Approvals or Permits

If any Planning Approvals or permits are required, the applicant is responsible for submitting project plans through the Planning Division for Architectural and Site Plan Review.

➤ Building Permit Approval

If a building permit is required, the applicant is responsible for submitting plans that meet all code requirements through the Building Division for Plan Check and Building Permit issuance.

"The City of Riverbank is a regional leader in sustainable development offering a unique, culturally diverse, safe, and welcoming community with a thriving downtown, recreational opportunities for all ages and sustainable economy that supports our growing population."

City of Riverbank Strategic Plan Vision

Projects Eligible for Grants

Improvements for the Program include, but are not limited to:

Eligible Improvements	Ineligible Improvements
• Exterior Paint • Repair or replacement of exterior siding • Installation of entry doors • Installation of display windows • Installation of new awnings/canopies over windows and entryway • Installation of new signs or upgraded signage • Installation of exterior lighting • Permanent landscaping • Construction of outdoor dining or gathering spaces • Removal of old signs, awnings, and other exterior clutter • New concept murals, if professionally done and approved by the City	• Obscure windows that do not allow or encourage viewing into the business • Overpowering signs • Alcoves or recesses on exterior building walls • Loading docks, parking entrances and exits • Interior improvements or roof repair, not visible from the street • Removal of architecturally important features • Installation of plastic or vinyl awnings and canopies • Installation of heavy, unattractive, roll-down security grates • Previous unauthorized improvements • Performing deferred maintenance on building or property • Parking area paving, resurfacing, or striping • City permits or processing fees

Additional improvements will be reviewed and approved/denied based on the Downtown Specific Plan Architectural guidelines.

Downtown Specific Plan Guidelines

The Downtown Specific Plan adopted by the Riverbank City Council provides the standards and guidelines to guide the look and feel of new and rehabilitated buildings throughout the Downtown Specific Plan Area. The information contained in Section 2.3.1 *Architecture* is provided to ensure that new architecture fulfills the community's vision for built forms that are attractive, while preserving the existing neighborhoods and enhancing the city's small town character. A copy of the Final Downtown Specific Plan document can be located at [Draft-Final-DTSP-January-2015 \(riverbank.org\)](#).

Who To Call

For additional questions regarding the Façade Improvement program, please contact the Administration Department at (209) 863-7122.

Ownership/Tenant Commitment

Property or business ownership must be maintained for a period of at least one year after the grant is received. Please do not apply if the property will be sold or the business will be closed or moved in less than one year.