



**AGENDA**  
**NEWMAN CITY COUNCIL**  
**REGULAR MEETING SEPTEMBER 11, 2012**  
**CITY COUNCIL CHAMBERS, 7:00 P.M., 938 FRESNO STREET**

1. **Call To Order.**
2. **Pledge Of Allegiance.**
3. **Invocation.**
4. **Roll Call.**
5. **Declaration Of Conflicts Of Interest.**
6. **Ceremonial Matters**
  - a. Badge Pinning Of Corporal Gosselin.
7. **Items from the Public - Non-Agenda Items.**
8. **Consent Calendar**
  - a. Waive All Readings Of Ordinances And Resolutions Except By Title.
  - b. Approval Of Warrants. ([View Warrant Register](#))
  - c. Approval Of Minutes Of The August 28, 2012 Regular Meeting. ([View Minutes](#))
9. **Public Hearings**
  - a. Continue Public Hearing Regarding The Supplemental Law Enforcement Services Fund (SLESF) And Authorize Expenditures For This Funding (AB 1913). ([View Report](#))
  - b. Hold Public Hearing And Consider Approval Of The Consolidated Annual Performance And Evaluation Report (CAPER) Relating To Its FY 2011-2012 Past Activity. ([View Report](#))
10. **Regular Business**
  - a. First Reading And Introduction Of Ordinance Approving Zone Change 2012-01 In Conformance With The Newman 2030 General Plan. ([View Report](#))
  - b. Adopt Resolution No. 2012- , A Resolution Awarding The Hoyer Road Safe Routes To School Cycle 10 Design Services To Gouveia Engineering, Inc. ([View Report](#))
  - c. Consider Declaring The Position Of City Treasurer Vacant And Authorize Staff To Advertise For Newman Citizens Interested In Filling The Position Of Treasurer. ([View Report](#))

**11. Items From District Five Stanislaus County Supervisor.**

**12. Items From The City Manager And Staff.**

**13. Items From City Council Members.**

**14. Adjournment.**

### **Calendar of Events**

September 8 – Youth Soccer Season Begins.

September 10 – NCLUSD Board Meeting - 6:00 P.M.

September 11 – City Council - 7:00 P.M.

September 12 – Newman Quasquicentennial (125 Years) Planning Committee Meeting – 6:00 P.M.

September 13 – Newman Redevelopment Successor Agency Oversight Board Meeting – 3:30 P.M.

September 13 – Recreation Commission – 7:00 P.M.

September 18 – Two-On-Two Meeting With The School Board - 4:00 P.M.

September 20 – Planning Commission – Cancelled.

September 20 – Newman Chamber Of Commerce Mixer At City Hall - 6:00 P.M.–8:00 P.M.

September 25 – City Council - 7:00 P.M.

September 26 – Newman Quasquicentennial (125 Years) Planning Sub-Committee Meeting – 6:00 P.M.

October 8 - Newman Quasquicentennial (125 Years) Pulled Pork Take-Out Dinner – 4:00 P.M.-7:00 P.M.

October 8 – NCLUSD Board Meeting - 6:00 P.M.

October 9 – City Council - 7:00 P.M.

October 10 – Newman Quasquicentennial (125 Years) Planning Committee Meeting – 6:00 P.M.

October 11 – Newman Redevelopment Successor Agency Oversight Board Meeting – 3:30 P.M.

October 11 – Recreation Commission – 7:00 P.M.

October 16 – Two-On-Two Meeting With The School Board - 4:00 P.M.

October 18 – 2012 Healthier Choices - Biggest Loser Weigh-Out – West Side Theatre - Noon.

October 18 – Planning Commission – 7:00 P.M.

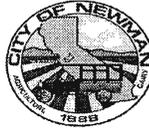
October 23 – City Council - 7:00 P.M.

October 24 – Newman Quasquicentennial (125 Years) Planning Sub-Committee Meeting – 6:00 P.M.

October 31 – Halloween.

# Accounts Payable

## Computer Check Register



CITY OF NEWMAN  
 938 Fresno St. - 2nd Floor  
 P.O. Box 787  
 Newman, CA 95360  
 209-862-3725

User: efarra  
 Printed: 08/31/2012 - 11:09AM  
 Batch: 50031.08.2012  
 Bank Account: AP/PR

Check	Vendor No	Vendor Name	Date	Invoice No	amount
102257	STAA4	STANTEC CONSULTING SI	8/31/2012	617810	15,566.11
Check 102257 Total:					15,566.11
Report Total:					15,566.11

# Accounts Payable

## Manual Check Register



CITY OF NEWMAN  
 938 Fresno St. - 2nd Floor  
 P.O. Box 787  
 Newman, CA 95360  
 209-862-3725

User: efaria  
 Printed: 09/04/2012 - 2:44PM  
 Batch: 50004.09.2012

		amount	Invoice No
Check: 102244	08/24/2012		
Vendor: CBA01	CBA (CALIFORNIA BENEFITS)	8,500.00	08/24/12
	Check total:	8,500.00	
Check: 102256	08/29/2012		
Vendor: PUR01	Purchase Power	8.49	08/27/12
	Check total:	8.49	
	Total for Accounts Payable Check Run:	8,508.49	

# Accounts Payable

## AP Check Register for Council



CITY OF NEWMAN  
 938 Fresno St. - 2nd Floor  
 P. O. Box 787  
 Newman, CA 95360  
 209-862-3725

User: efaria  
 Printed: 09/07/2012 - 10:55 AM

Name	Account	Description	Check Nu	Check D	Amount
Advance Data Communications	63-56-741	Labor for cable installation at 4 additional locations	102258	9/7/2012	260.61
Advance Data Communications	60-50-741	Labor for cable installation at 4 additional locations	102258	9/7/2012	260.61
Advance Data Communications	40-07-741	Labor for cable installation at 4 additional locations	102258	9/7/2012	260.62
ALL STAR CHEMICAL CORP	10-22-630	6 tank saver/FD	102259	9/7/2012	304.78
Associated Engineering Group, Inc.	61-55-752	Survey for McPike land/WWTP	102260	9/7/2012	663.00
AT&T	10-21-642	T1 line at PD 7/20/12 to 8/19/12	102261	9/7/2012	335.22
AT&T	10-14-642	Monthly charge for 862-3425 for 7/13/12 to 8/12/12	102261	9/7/2012	16.50
AT&T	10-21-642	Long distance cahrges for 862-4151	102262	9/7/2012	36.89
Avid Identification Systems, Inc	10-21-630	Animal identification chips/animal control	102263	9/7/2012	582.21
AVID TRAFFIC SUPPLIES	10-33-630	20 gals yellow paint/40 gals white paint/1 bag glass beads	102264	9/7/2012	1,435.82
B G AUTO	10-33-630	55 gallons thinner	102265	9/7/2012	618.27
CARTER JEFF	68-68-772		102266	9/7/2012	100.00
CBA (ADMIN FEES)	10-00-220	Dental-vision admin fees/Sept 2012	102267	9/7/2012	221.00
CDW GOVERNMENT, INC	60-50-741	Peerless arm mount	102268	9/7/2012	129.15
CDW GOVERNMENT, INC	63-56-741	Peerless arm mount	102268	9/7/2012	129.15
CDW GOVERNMENT, INC	40-07-741	Peerless arm mount	102268	9/7/2012	129.14
CDW GOVERNMENT, INC	60-50-741	3 Peerless arm mounts	102268	9/7/2012	258.29
CDW GOVERNMENT, INC	63-56-741	3 Peerless arm mounts	102268	9/7/2012	258.29
CDW GOVERNMENT, INC	40-07-741	3 Peerless arm mounts	102268	9/7/2012	258.30
CDW GOVERNMENT, INC	40-07-741	3 Peerless arm mounts returned for credit	102268	9/7/2012	-186.99
CDW GOVERNMENT, INC	60-50-741	3 Peerless arm mounts returned for credit	102268	9/7/2012	-186.99
CDW GOVERNMENT, INC	63-56-741	3 Peerless arm mounts returned for credit	102268	9/7/2012	-186.99
CDW GOVERNMENT, INC	10-21-710	Netgear Prosafe	102268	9/7/2012	102.07
CDW GOVERNMENT, INC	40-07-741	Netgear Prosafe	102268	9/7/2012	102.07
CDW GOVERNMENT, INC	63-56-741	Netgear Prosafe	102268	9/7/2012	102.07
CDW GOVERNMENT, INC	60-50-741	Netgear Prosafe	102268	9/7/2012	102.08
Challenger Teamwear	10-45-672	Soccer uniforms	102269	9/7/2012	464.05
Challenger Teamwear	10-45-672	Soccer uniforms with logo set-up/number printing/graph design	102269	9/7/2012	5,463.40
CLENDENIN BIRD & CO LLP	10-14-620	First progress billing for audit of 6/30/12	102270	9/7/2012	2,897.67
CLENDENIN BIRD & CO LLP	60-50-620	First progress billing for audit of 6/30/12	102270	9/7/2012	2,897.67
CLENDENIN BIRD & CO LLP	63-56-620	First progress billing for audit of 6/30/12	102270	9/7/2012	2,897.66
COELHO CARL J. (CHUCK)	10-22-650		102271	9/7/2012	50.00
Computer Connection	40-07-741	1 TriCaster 40 Newtek	102272	9/7/2012	1,665.00
Computer Connection	63-56-741	1 TriCaster 40 Newtek	102272	9/7/2012	1,665.00
Computer Connection	60-50-741	1 TriCaster 40 Newtek	102272	9/7/2012	1,665.00
COMCAST CABLE	60-50-620	High speed internet/sewer	102273	9/7/2012	35.86
COMCAST CABLE	63-56-620	High speed internet/water	102273	9/7/2012	35.86
COMCAST CABLE	10-21-620	High speed internet/PD	102273	9/7/2012	35.86
Contra Costa County Sheriff's Office	10-21-665	Training registration/Marriott	102274	9/7/2012	570.00
CONTRACT SWEEPING SERVICE	10-33-620	Final billing for street sweeping/August 2012	102275	9/7/2012	760.96
CROP PRODUCTION SERVICES	60-50-630	15 gals Amine/10 gals Aquamaster/WWTP	102276	9/7/2012	911.46
CSG Consultants, Inc	10-23-621	Bldg permit issues/August 2012	102277	9/7/2012	2,162.08
CSG Consultants, Inc	10-23-621	Bldg permit finals/August 2012	102277	9/7/2012	229.77
CSG Consultants, Inc	10-23-621	In house plan check deposits/August 2012	102277	9/7/2012	600.00
CSG Consultants, Inc	10-23-621	In house plan check fees/August 2012	102277	9/7/2012	330.83

Name	Account	Description	Check Nu	Check D	Amount
CSG Consultants, Inc	10-23-621	Pan check services/August 2012	102277	9/7/2012	250.74
CSG Consultants, Inc	10-23-621	BL insp-Model,St. George, C&R Fudge/August 2012	102277	9/7/2012	75.00
CSG Consultants, Inc	10-23-621	Real estate insp-546 Flour Mill-1125 Duck Blind Cir/August 2012	102277	9/7/2012	180.00
CVS Flags.com	40-07-741	US Flag and Calif Flag with poles for new council chamber	102278	9/7/2012	114.83
CVS Flags.com	60-50-741	US Flag and Calif Flag with poles for new council chamber	102278	9/7/2012	114.83
CVS Flags.com	63-56-741	US Flag and Calif Flag with poles for new council chamber6	102278	9/7/2012	114.84
Dave's Drain Cleaning & Plumbing	10-07-620	Called to Old school house with flushing issues in bathrooms.	102279	9/7/2012	281.25
E&M ELECTRIC, INC.	10-07-660	Troubleshoot no power in basement of museum	102280	9/7/2012	145.00
E&M ELECTRIC, INC.	10-07-660	More troubleshoot work at museum basement.	102280	9/7/2012	108.75
ENVIRONMENTAL TECHNIQUES	60-50-630	60 Pro-oxidizer	102281	9/7/2012	3,540.00
ENVIRONMENTAL TECHNIQUES	60-50-630	Bio-dredging service at WWTP	102281	9/7/2012	10,406.00
Equarius Waterworks	63-56-630	Tru/Flo compound 4" meter	102282	9/7/2012	3,262.77
ESRI, Inc	10-06-620	ArcGIS desktop basic single use maintenance 11/1/12 to 10/31/13	102283	9/7/2012	138.25
ESRI, Inc	60-50-620	ArcGIS desktop basic single use maintenance 11/1/12 to 10/31/13	102283	9/7/2012	138.25
ESRI, Inc	63-56-620	ArcGIS desktop basic single use maintenance 11/1/12 to 10/31/13	102283	9/7/2012	138.25
Final Cut Media, Inc	63-56-741	8-Port BGA selector with audio	102284	9/7/2012	166.52
Final Cut Media, Inc	60-50-741	Audio & Viewing system @ new council cha	102284	9/7/2012	166.52
Final Cut Media, Inc	40-07-741	Audio & Viewing system @ new council cha	102284	9/7/2012	166.53
GEORGE W. LOWRY, INC	60-50-650	400 gallons unleaded gas delivered to WWTP	102285	9/7/2012	1,685.49
GROENIGER & CO.	63-56-630	Hydrant repair kits/hydrant grease and oil	102286	9/7/2012	735.52
GROENIGER & CO.	63-56-630	gaskets/water dept	102286	9/7/2012	7.52
HALLINAN TOM	10-15-620		102287	9/7/2012	525.00
HALLINAN TOM	60-50-620		102287	9/7/2012	525.00
HALLINAN TOM	63-56-620		102287	9/7/2012	525.00
HEWLETT-PACKARD FINANCIAL	10-21-630	Hardware lease 8/18/12 to 9/17/12/PD	102288	9/7/2012	585.77
HUTCHINS DON	10-01-660	Reimbursement for air travel to LCC conference in San Diego/Hute	102289	9/7/2012	194.60
Hydrotex	63-56-630	2 drums delivered for wells #5 and 1R	102290	9/7/2012	225.21
KAISER PERMANENTE	10-00-220		102291	9/7/2012	1,940.00
K.I.	63-56-741	70 Torsion stack chairs for new council	102292	9/7/2012	2,494.80
K.I.	60-50-741	70 Torsion stack chairs for new council	102292	9/7/2012	2,494.80
K.I.	40-07-741	70 Torsion stack chairs for new council	102292	9/7/2012	2,494.80
MALLARD EXPRESS AUTO	10-33-650	Diagnostic scan of vehicle	102293	9/7/2012	15.00
MALLARD EXPRESS AUTO	63-56-650	Diagnostic scan of vehicle	102293	9/7/2012	18.00
MALLARD EXPRESS AUTO	60-50-650	Diagnostic scan of vehicle	102293	9/7/2012	27.00
MALLARD EXPRESS AUTO	60-50-650	Replaced serpentine belt/cleaned AC & radiator grill/replaced freo	102293	9/7/2012	145.24
MALLARD EXPRESS AUTO	63-56-650	Replaced serpentine belt/cleaned AC & radiator grill/replaced freo	102293	9/7/2012	96.82
Modesto Sand & Gravel	10-21-620	Demolish fire damaged home @ 1208 Merced	102294	9/7/2012	9,800.00
MODESTO BEE	10-03-620	Public notice "Certificate of facts" regarding number of nominee	102295	9/7/2012	114.71
Nationwide Trust Co Contract #907-80	10-22-620	VFLSAS contribution for fiscal 2011/2012	102296	9/7/2012	2,100.00
NEWMAN MINI MART	10-21-650	Gasoline purchases/PD 8/15/12 to 8/26/12	102297	9/7/2012	1,991.15
NEWMAN MINI MART	10-21-650	Gasoline purchases/PD 8/15/12 to 8/26/12 discount	102297	9/7/2012	-47.37
NEWMAN MINI MART	10-33-650	Gasoline purchases/PW 8/15/12 to 8/26/12	102297	9/7/2012	85.23
NEWMAN MINI MART	10-44-650	Gasoline purchases/PW 8/15/12 to 8/26/12	102297	9/7/2012	48.61
NEWMAN MINI MART	63-56-650	Gasoline purchases/PW 8/15/12 to 8/26/12	102297	9/7/2012	352.87
NEWMAN MINI MART	60-50-650	Gasoline purchases/PW 8/15/12 to 8/26/12	102297	9/7/2012	72.63
NEWMAN MINI MART	10-22-650	Gasoline purchases/PW 8/15/12 to 8/26/12	102297	9/7/2012	93.01
NEWMAN MINI MART	69-47-650	Gasoline purchases/PW 8/15/12 to 8/26/12	102297	9/7/2012	56.74
CITY OF NEWMAN-PETTY CASH	10-06-630	Postage/planning	102298	9/7/2012	11.20
CITY OF NEWMAN-PETTY CASH	10-14-630	Coffee/canned air	102298	9/7/2012	12.79
CITY OF NEWMAN-PETTY CASH	60-50-630	Coffee/canned air	102298	9/7/2012	12.79
CITY OF NEWMAN-PETTY CASH	63-56-630	Coffee/canned air	102298	9/7/2012	12.80
CITY OF NEWMAN-PETTY CASH	63-56-741	Photos for city hall	102298	9/7/2012	19.29
CITY OF NEWMAN-PETTY CASH	40-07-741	Photos for city hall	102298	9/7/2012	19.31
CITY OF NEWMAN-PETTY CASH	60-50-741	Photos for city hall	102298	9/7/2012	19.29
CITY OF NEWMAN-PETTY CASH	60-50-651	Natural gas purchase	102298	9/7/2012	12.34

Name	Account	Description	Check Nu	Check D	Amount
CITY OF NEWMAN-PETTY CASH	10-06-630	Photos	102298	9/7/2012	3.20
CITY OF NEWMAN-PETTY CASH	63-56-630	Postage	102298	9/7/2012	1.70
CITY OF NEWMAN-PETTY CASH	10-06-630	Postage	102298	9/7/2012	14.95
CITY OF NEWMAN-PETTY CASH	10-01-660	Postage	102298	9/7/2012	4.19
CITY OF NEWMAN-PETTY CASH	10-01-660	Supplies for employee softball game	102298	9/7/2012	20.36
CITY OF NEWMAN-PETTY CASH	63-56-630	Shipping meter reader to Texas	102298	9/7/2012	15.24
CITY OF NEWMAN-PETTY CASH	10-21-630	Postage/PD	102298	9/7/2012	77.84
CITY OF NEWMAN-PETTY CASH	10-06-660	Supplies	102298	9/7/2012	15.98
CITY OF NEWMAN-PETTY CASH	10-14-630	Coffee/city hall	102298	9/7/2012	71.96
CITY OF NEWMAN-PETTY CASH	10-33-660	Parking	102298	9/7/2012	4.00
CITY OF NEWMAN-PETTY CASH	60-50-650	Car washes/car cover	102298	9/7/2012	91.31
CITY OF NEWMAN-PETTY CASH	10-00-580	Cash short	102298	9/7/2012	1.30
NEWMAN ACE HARDWARE/JACT,	63-56-630		102299	9/7/2012	55.77
NEWMAN ACE HARDWARE/JACT,	10-44-630	Pruner holster/oil/bypass pruner/gloves/sprinkler/ toilet seat	102299	9/7/2012	143.00
NEWMAN ACE HARDWARE/JACT,	10-07-630	mOP HEAD/trash can/paint/keys/vacuum upright	102299	9/7/2012	150.69
NEWMAN ACE HARDWARE/JACT,	10-33-630	chain/fuel cap/gloves/goof off/phone case/paint tray	102299	9/7/2012	93.29
NEWMAN ACE HARDWARE/JACT,	69-47-630	spray paint/chain/batteries/	102299	9/7/2012	68.03
NEWMAN ACE HARDWARE/JACT,	60-50-630	trash bags/surge protector/pliers/hammer/pipe wrench	102299	9/7/2012	268.77
NEWMAN ACE HARDWARE/JACT,	10-14-630	Windex wipes/Mr Clean eraser/city hall	102299	9/7/2012	6.42
NEWMAN ACE HARDWARE/JACT,	10-44-660	Clorox wipes/fluorescent bulbs/Mem Bldg	102299	9/7/2012	60.22
NEWMAN ACE HARDWARE/JACT,	10-21-620	Bleach/energizer battery 9 volt	102299	9/7/2012	8.03
NEWMAN ACE HARDWARE/JACT,	10-21-630	Key blanks/padlock/key tags	102299	9/7/2012	16.60
NEWMAN ACE HARDWARE/JACT,	10-22-630	Igloo spigot replacement	102299	9/7/2012	7.51
OCE' Imagistics, Inc	60-50-620	Billable copies from PW copier 7/1/12 to 7/31/12	102300	9/7/2012	29.11
OCE' Imagistics, Inc	63-56-620	Billable copies from PW copier 7/1/12 to 7/31/12	102300	9/7/2012	29.12
OCE' Imagistics, Inc	10-14-620	Billable copies from Finance copier 7/1/12 to 7/31/12	102300	9/7/2012	51.70
OCE' Imagistics, Inc	60-50-620	Billable copies from Finance copier 7/1/12 to 7/31/12	102300	9/7/2012	51.70
OCE' Imagistics, Inc	63-56-620	Billable copies from Finance copier 7/1/12 to 7/31/12	102300	9/7/2012	51.69
Pacific Utility Construction	10-00-280	Refund Hydrant permit deposit/Pacific Utility Construction	102301	9/7/2012	300.00
PATTERSON IRRIGATOR	10-21-660	Reserve officer newspaper ad	102302	9/7/2012	45.45
PIONEER DRUG	63-56-630	Akaline batteries for well #8	102303	9/7/2012	2.78
Pro Media Ultrasound	63-56-741	Williams sound PPA 377 Pro FM listening	102304	9/7/2012	648.42
Pro Media Ultrasound	60-50-741	Williams sound PPA 377 Pro FM listening	102304	9/7/2012	648.43
Pro Media Ultrasound	40-07-741	Williams sound PPA 377 Pro FM listening	102304	9/7/2012	648.43
RALEY'S IN STORE CHARGE	10-46-630	Spoons/foam cups	102305	9/7/2012	7.89
RALEY'S IN STORE CHARGE	10-14-630	Sugar cubes/coffee mate	102305	9/7/2012	4.99
RALEY'S IN STORE CHARGE	60-50-630	Sugar cubes/coffee mate	102305	9/7/2012	4.99
RALEY'S IN STORE CHARGE	63-56-630	Sugar cubes/coffee mate	102305	9/7/2012	4.99
RALEY'S IN STORE CHARGE	10-01-660	Supplies for Healthcare Task Force meeting	102305	9/7/2012	68.62
RALEY'S IN STORE CHARGE	10-01-660	Supplies for special council meeting @ 7:00 am.	102305	9/7/2012	19.52
RICHARDSON RANDY	10-21-660	Per diem for Richardson	102306	9/7/2012	500.00
ROPER, MAJESKI,KOHN & BE	10-02-620	Employment advice and counsel	102307	9/7/2012	130.00
SIRCHIE	10-21-630	10 Methamphetamine test kits	102308	9/7/2012	222.47
SPRINGBROOK SOFTWARE	71-14-810	Lease payment #3/new software program	102309	9/7/2012	5,521.00
SPRINGBROOK SOFTWARE	60-50-810	Lease payment #3/new software program	102309	9/7/2012	5,521.00
SPRINGBROOK SOFTWARE	63-56-810	Lease payment #3/new software program	102309	9/7/2012	5,521.00
SPRINGBROOK SOFTWARE	71-14-810	Lease payment #3/new software program/interest	102309	9/7/2012	1,525.66
SPRINGBROOK SOFTWARE	60-50-810	Lease payment #3/new software program/interest	102309	9/7/2012	1,525.67
SPRINGBROOK SOFTWARE	63-56-810	Lease payment #3/new software program/interest	102309	9/7/2012	1,525.67
Stanislaus Council of Governments	10-01-660	Fiscal 2012-2013 annual dues	102310	9/7/2012	406.00
STAN CNTY CLERK RECORDER	10-00-260	Release of lien fee for 1214 Duck Blind Cir	102311	9/7/2012	12.00
SUN VALLEY PORTABLES	10-44-620	Portable restroom rental-service/August 2012	102312	9/7/2012	155.73
TelePacific Communications	10-21-640	Monthly telephone service/August 2012	102313	9/7/2012	194.00
TelePacific Communications	10-45-640	Monthly telephone service/August 2012	102313	9/7/2012	98.47
TelePacific Communications	10-14-640	Monthly telephone service/August 2012	102313	9/7/2012	98.47

Name	Account	Description	Check Nu	Check D	Amount
TelePacific Communications	60-50-64	Monthly telephone service/August 2012	102313	9/7/2012	98.47
TelePacific Communications	63-56-64	Monthly telephone service/August 2012	102313	9/7/2012	98.46
TESCO CONTROL, INC.	63-56-71	FR-F740-03610 VFD 300 HP installed at well #8	102314	9/7/2012	14,955.64
T.H.E. OFFICE CITY	63-56-74	Freight for delivery of 70 chairs for ne	102315	9/7/2012	568.73
T.H.E. OFFICE CITY	60-50-74	Freight for delivery of 70 chairs for ne	102315	9/7/2012	568.73
T.H.E. OFFICE CITY	40-07-74	Freight for delivery of 70 chairs for ne	102315	9/7/2012	568.73
T.H.E. OFFICE CITY	10-14-63	1/3 tab letter size folders	102315	9/7/2012	15.03
T.H.E. OFFICE CITY	60-50-63	1/3 tab letter size folders	102315	9/7/2012	15.03
T.H.E. OFFICE CITY	63-56-63	1/3 tab letter size folders	102315	9/7/2012	15.02
T.H.E. OFFICE CITY	60-50-74	6 chairs for dias @ new council chamber	102315	9/7/2012	322.10
T.H.E. OFFICE CITY	40-07-74	66 chairs for dias @ new council chambers	102315	9/7/2012	322.11
T.H.E. OFFICE CITY	63-56-74	6 chairs for dias @ new council chamber	102315	9/7/2012	322.10
T.H.E. OFFICE CITY	63-56-74	3 Chairs for dias @ new council chamber	102315	9/7/2012	214.74
T.H.E. OFFICE CITY	60-50-74	3 Chairs for dias @ new council chamber	102315	9/7/2012	214.74
T.H.E. OFFICE CITY	40-07-74	3 Chairs for dias @ new council chamber	102315	9/7/2012	214.74
T.H.E. OFFICE CITY	40-07-74	3 Chairs for dias @ new council chamber	102315	9/7/2012	214.74
T.H.E. OFFICE CITY	60-50-74	3 Chairs for dias @ new council chamber	102315	9/7/2012	214.74
T.H.E. OFFICE CITY	63-56-74	3 Chairs for dias @ new council chamber	102315	9/7/2012	214.74
ELESHIO TONY	10-44-62	Tune-up and repairs to Kubota mower & deck	102316	9/7/2012	669.65
ELESHIO TONY	10-44-62	Tune-up and repairs to Kubota mower #1 & deck	102316	9/7/2012	743.61
ELESHIO TONY	10-44-62	Repairs to Echo hedge trimmer	102316	9/7/2012	54.20
ELESHIO TONY	10-44-62	Air and fuel filter changes & oil	102316	9/7/2012	160.31
UNIVAR USA, INC	63-56-63	120 gals sodium hypochlorite for well #6	102317	9/7/2012	384.55
UNIVAR USA, INC	63-56-63	250 gals sodium hypochlorite for well #8	102317	9/7/2012	719.73
UNIVAR USA, INC	63-56-63	100 gals sodium hypochlorite for well #5	102317	9/7/2012	526.34
USA BLUEBOOK	60-50-63	Replacement filter for Solbert 230 paper/WWTP	102318	9/7/2012	117.55
UNITED STATES POSTMASTER	10-21-63	2 rolls stamps/125 post cards	102319	9/7/2012	130.00
VALLEY PARTS SERVICE	10-44-65	Antifreeze	102320	9/7/2012	19.31
VALLEY PARTS SERVICE	10-21-65	Lucas trans fix/PD	102320	9/7/2012	15.22
VALLEY PARTS SERVICE	10-22-63	Spark plug	102320	9/7/2012	2.17
VARGAS GEORGE	10-22-65		102321	9/7/2012	50.00
YANCEY LUMBER COMPANY	69-47-63	Turf Supreme plus Trimex (40) bags	102322	9/7/2012	1,181.13
ZAM COMM	60-50-71	Labor billing for wiring project at PD	102323	9/7/2012	2,983.94
ZAM COMM	63-56-71	Labor billing for wiring project at PD	102323	9/7/2012	2,983.94
ZAM COMM	71-21-71	Labor billing for wiring project at PD	102323	9/7/2012	2,983.95
					140,134.11



**MINUTES**  
**NEWMAN CITY COUNCIL**  
**REGULAR MEETING AUGUST 28, 2012**  
**CITY COUNCIL CHAMBERS, 7:00 P.M., 1200 MAIN STREET**

1. **Call To Order** - Mayor Katen 7:00 P.M.
2. **Pledge Of Allegiance.**
3. **Invocation** - Council Member Hutchins.
4. **Roll Call** - **PRESENT:** Davis, Hutchins, Candea, Martina And Mayor Katen.  
**ABSENT:** None.
5. **Declaration Of Conflicts Of Interest** - None.
6. **Ceremonial Matters**
  - a. Badge Pinning Of Corporal Gosselin.

Item 6.a. Was Postponed Until September 11, 2012.

7. **Items from the Public - Non-Agenda Items** - None.

8. **Consent Calendar**

- a. Waive All Readings Of Ordinances And Resolutions Except By Title.
- b. Approval Of Warrants.
- c. Approval Of Minutes Of The August 14, 2012 Regular Meeting And The August 23, 2012 Special Meeting.

**ACTION:** On A Motion By Hutchins Seconded By Candea And Unanimously Carried, The Consent Calendar Was Approved.

9. **Public Hearings**

- a. Conduct A Public Hearing Regarding The Supplemental Law Enforcement Services Fund (SLESF) And Authorize Expenditures For This Funding (AB 1913).

Mayor Katen Opened The Public Hearing At 7:11 P.M.

**ACTION:** On A Motion By Davis Seconded By Candea And Unanimously Carried, The Council Continued The Public Hearing Until September 11, 2012.

## **10. Regular Business**

- a. Consider Authorizing The City Manager To Initiate Proposition 218 Proceedings For Water Utility Services.

**ACTION:** On Motion By Martina Seconded By Hutchins And Unanimously Carried, The Council Authorized The City Manager To Initiate Proposition 218 Proceedings For Water Utility Services.

- b. Resolution No. 2012-57, Approving A Real Property Purchase And Sale Agreement And Joint Escrow Instructions For The Sale Of Property Located At 2161 L Street, Newman, California.

**ACTION:** On Motion By Hutchins Seconded By Davis And Unanimously Carried, Resolution No. 2012-57, A Resolution Approving A Real Property Purchase And Sale Agreement And Joint Escrow Instructions For The Sale Of Property Located At 2161 L Street, Newman, California, Was Adopted.

## **11. Items From District Five Stanislaus County Supervisor.**

Supervisor DeMartini Reported That The County Ended Its Relationship With West Park Developer Gary Kamilos And Would Be Releasing A New Project RFP In The Near Future. He Proceeded To Announce That The Health Summit On August 23rd Went Well And That Seven Teams Are Participating In This Year's Biggest Loser Contest. He Reminded The Council That The Weigh-Out Will Be On October 18<sup>th</sup> At The West Side Theatre.

## **12. Items From The City Manager And Staff.**

City Manager Holland Mentioned That He Was Glad That The County Is Putting The Crows Landing Project Back Out To RFP. Holland Reminded Everyone That The Fall Festival Would Take Place On The Upcoming Weekend And Youth Soccer Begins On September 8<sup>th</sup>. He Reported That The Council Chamber Project Is Progressing. Holland Noted That The City Had Received An E-Mail From County Elections Office Accepting The Appointments Of City Officials And Cancelling The November 6, 2012 Municipal Election. He Invited Council Members To Attend A Meeting With Senator Canella On September 5<sup>th</sup> At City Hall.

Chief Richardson Reported That 1208 Merced Street Had Been Demolished And Cautioned Everyone To Celebrate Responsibly During The Upcoming Fall Festival Weekend.

Public Works Director Reynolds Reported That The Traffic Signal At Inyo Avenue And Highway 33 Is Currently Being Designed, That AutoZone Is Moving Towards Completion And Provided A Council Chamber Project Update.

## **13. Items From City Council Members.**

Mayor Katen Sadly Reported That Kathy Evans Had Recently Passed Away And Noted That She Would Be Severely Missed.

## **14. Adjournment.**

**ACTION:** On Motion By Katen Seconded By Candea And Unanimously Carried, The Meeting Was Adjourned At 7:37 P.M.

Honorable Mayor and Members  
of the Newman City Council

Agenda Item: **9.a.**  
City Council Meeting  
of September 11, 2012

**PUBLIC HEARING ON SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUND**

**RECOMMENDATION:**

Hold a Public Hearing on accepting State of California Supplemental Law Enforcement Services Fund and authorize expenditures for this funding.

**BACKGROUND:**

The City is scheduled to receive \$100,000 in funding from the State of California as part of AB1913 Funding also referred to as Supplemental Law Enforcement Services Fund (SLESF). We have received this funding for the last ten years. The requirements of this program mandate the funds be spent on “front line needs of municipal police service”, that a public hearing be held, and the funding is to supplement and not supplant items in the budget. The final requirement is the funds have to be expended by June 30, 2013, with any remaining funds returned to the State of California.

**ANALYSIS:**

During the building of FY 12/13 budget, these funds were anticipated revenue and were included in the general fund as \$10,000 in overtime costs and \$90,000 towards the ongoing costs of emergency dispatch services from SR911. These additional funds supplement existing items in our budget but as indicated above these funds were already included in the FY 12/13 City Budget adopted by this Council.

**FISCAL IMPACT:**

There is no fiscal impact as this program does not require matching.

**ATTACHMENTS:**

Attachment “A” is the Budget Narrative for these funds.

**CONCLUSION:**

This item has been reviewed by the City Attorney and he believes we are in good standing. Staff recommends the City Council hold a Public Hearing for accepting and appropriating the Supplemental Law Enforcement Services Fund.

Respectfully submitted,



Randy Richardson  
Chief of Police

**REVIEWED/CONCUR:**



Michael Holland  
City Manager

**ATTACHMENT “A”**

The Chief of Police and his staff have determined the front line needs of our municipal police service. The following identifies those needs:

1. **\$10,000 Overtime Funds**

Covers funding for overtime to cover the cost of increased coverage of officers in the field to offset for additional patrols such as significant investigations, training, special events, and other community needs. These funds are essential to maintain minimum staffing levels on patrol.

2. **\$90,000 Emergency Dispatch**

These funds will assist in the on-going funding for contractual emergency dispatch services that is provided by Stanislaus Regional 911. The cost of these essential services continues to escalate based on improved technology and salaries provided to SR911 staff.

The Department will stay within the parameters of the listed items above but funds may be spent as needed in each of these areas.

Honorable Mayor and Members  
of the Newman City Council

**Agenda Item: 9.b.**  
City Council Meeting  
of September 11, 2012

**HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF THE  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)  
RELATING TO ITS FY 2011-2012 PAST ACTIVITY**

**RECOMMENDATION:**

1. Conduct the Required Public Hearing
2. Approval of the Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program.

**BACKGROUND:**

The CAPER was presented to the Council on August 14, 2012; following its presentation, staff released the draft CAPER for a required 15-day public review. The comment period has since ended and no comments have been received. The final requirement is to conduct a public hearing to further solicit comments relative to the implementation performance of our jurisdiction's Consolidated Plan and Annual Action Plans. Following adoption, the CAPER will be submitted by Stanislaus County to the Department of Housing and Urban Development (HUD).

**ANALYSIS:**

Whenever a jurisdiction participates in the Community Development Block Grant (CDBG) Entitlement program, a Consolidated Annual Performance Evaluation Report (CAPER) must be prepared. The CAPER assesses the progress of the Consortium and its members in its implementation of projects and programs listed and described in the Annual Action and Consolidated Plans. An excerpted copy of the CAPER is attached.

**FISCAL IMPACT:**

Positive, the City of Newman was allocated \$169,795.00 in fiscal year 2011-2012.

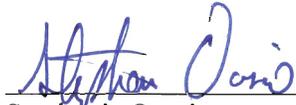
**CONCLUSION:**

Staff recommends that the Council conduct the required public hearing and adopt the Consolidated Annual Performance and Evaluation Report (CAPER) relating to its FY 2011-2012 past activity; \$2.2 million Community Development Block Grant and \$109,046.00 Emergency Shelter Grant.

**ATTACHMENTS:**

1. Exhibit A – Excerpted Draft 2011-2012 CAPER

Respectfully submitted,



Stephanie Ocasio  
City Planner

**REVIEWED/CONCUR**



Michael Holland  
City Manager

# STANISLAUS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT



**Excerpted Copy**

## **Fiscal Year 2011-2012 Consolidated Annual Performance Evaluation Report (CAPER)**

**Prepared by:  
Stanislaus County  
Planning and Community Development  
Department**

**1010 10<sup>th</sup> Street,  
Suite 3400  
Modesto, CA 95354**



## SEPTEMBER 2012

### STANISLAUS COUNTY BOARD OF SUPERVISORS

District 1 William O'Brien, Vice-Chair  
District 2 Vito Chiesa  
District 3 Terry Withrow  
District 4 Dick Monteith, Chairman  
District 5 Jim DeMartini



### CITY OF CERES

Mayor Chris Vierra  
Vice Mayor Ken Lane  
Councilmember Mike Kline  
Councilmember Bret Durossette  
Councilmember Eric Ingwerson



### CITY OF HUGHSON

Mayor Ramon Bawan  
Mayor Pro Tem Matthew Beekman  
Councilmember George Carr  
Councilmember Jill Silva  
Councilmember Jeramy Young



### CITY OF NEWMAN

Mayor Ed Katen  
Mayor Pro Tem Robert Martina  
Councilmember Roberta Davis  
Councilmember Nick Candea  
Councilmember Donald Hutchins



### CITY OF OAKDALE

Mayor Pat Paul  
Mayor Pro Tem Tom Dunlop  
Councilmember Michael Brennan  
Councilmember Katherine Morgan



### CITY OF PATTERSON

Mayor Luis Molina  
Mayor Pro Tem Dominic Farinha  
Councilmember Annette Smith  
Councilmember Deborah Novelli  
Councilmember Larry Buehner



### CITY OF WATERFORD

Mayor Charlie Goeken  
Councilmember Murray Day  
Councilmember Michael Van Winkle  
Councilmember Ken Krause  
Councilmember Jose Aldaco



## TABLE OF CONTENTS

<b>GENERAL</b>	
<b>EXECUTIVE SUMMARY</b> .....	4
<b>PERFORMANCE &amp; EXPERIENCE</b>	
<b>CONSOLIDATED PLAN PROGRESS SUMMARY</b> .....	5
<b>LEVERAGING</b> .....	8
<b>MANAGING THE PROCESS</b> .....	11
<b>CITIZEN PARTICIPATION</b> .....	12
Summary of Citizen Comments.....	13
<b>INSTITUTIONAL STRUCTURE</b> .....	15
<b>MONITORING</b> .....	15
<b>SELF EVALUATION</b> .....	17
<b>FIVE YEAR CONSOLIDATED PLAN OBJECTIVES ASSESSED</b> .....	19
Stanislaus County.....	19
City of Ceres.....	24
City of Newman.....	25
City of Oakdale .....	25
City of Patterson .....	26
City of Waterford.....	26
<b>LEAD BASED PAINT</b> .....	27
<b>HOUSING</b>	
<b>HOUSING ACTIONS</b> .....	27
<b>PROGRESS OF SPECIFIC HOUSING OBJECTIVES</b> .....	28
<b>EFFORTS TO ADDRESS "WORST-CASE" HOUSING NEEDS</b> .....	31
<b>PUBLIC HOUSING STRATEGY</b> .....	31
<b>BARRIERS TO AFFORDABLE HOUSING</b> .....	32
<b>ADDRESSING HOMELESSNESS</b>	
<b>ADDRESSING HOMELESSNESS</b> .....	32
<b>EMERGENCY SOLUTIONS GRANT PROGRAM (ESG)</b> .....	38
<b>HOMELESS DISCHARGE COORDINATION</b> .....	42
<b>COMMUNITY DEVELOPMENT</b>	
<b>COMMUNITY DEVELOPMENT</b> .....	43
<b>SUMMARY OF CDBG PROGRAM ACCOMPLISHMENTS</b> .....	45
Stanislaus County.....	46
City of Ceres.....	48
City of Hughson .....	49
City of Newman.....	51
City of Oakdale .....	53
City of Patterson .....	54
City of Waterford.....	55
Public Service Grantees .....	56
<b>ANTI-POVERTY STRATEGY</b> .....	64
<b>COORDINATION EFFORTS</b> .....	64
<b>APPENDIX</b>	
<b>APPENDIX A</b> .....	66
A. Table 1 – Accomplishments and Five Year Goals.....	67
B. Stanislaus Urban County Summary of Annual Specific Objectives .....	68
C. Summary of Specific Annual Objectives for CDBG Public Service Grantees.....	72
D. Summary of Specific Annual Objectives for ESG Grantees.....	77
E. Financial Summary Fiscal Year 2011-2012.....	79



# Fifth Program Year 2011-2012 Consolidated Annual Performance Evaluation Report

## GENERAL

### Executive Summary

Stanislaus County, recognized as an eligible Urban County by the U.S. Department of Housing and Urban Development (HUD), annually receives Community Development Block Grant (CDBG) funds and Emergency Solutions Grant (ESG) funds. In 2002, Stanislaus County formed the Stanislaus County Community Development Block Grant Consortium, which now includes Stanislaus County unincorporated communities and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford, collectively hereafter referred to as the "Stanislaus Urban County". The City of Hughson is the newest member of the Urban County, which joined in Fiscal Year 2011-2012.

As a program condition, HUD requires Stanislaus County to prepare and submit either a three or five-year Consolidated Plan (CP) and Annual Action Plans as applications for these funds. Stanislaus County is also required to annually prepare the Consolidated Annual Performance and Evaluation Report (CAPER) to report the progress made in accomplishing the goals set forth in the CP and Annual Action Plan (AAP) for the CDBG and the ESG Programs. This CAPER is for Fiscal Year 2011-2012, beginning July 1, 2011, and ending June 30, 2012.

The Stanislaus Urban County members are also members in the City of Turlock/Stanislaus County HOME Consortium (hereafter referred to as the "HOME Consortium"). As the lead agency, the City of Turlock administers the HOME program for the Stanislaus Urban County and reports comprehensive HOME activity for the partnering jurisdictions in the HOME Consortium CAPER. The HOME Consortium CAPER may be accessed by contacting the City of Turlock's Housing Program Services Division. Although the City of Turlock is responsible for reporting HOME activity to HUD, this document includes some of Stanislaus Urban County members' HOME housing activity accomplishments.

In Fiscal Year 2011-2012, the Stanislaus Urban County continued its focus on effectively administering and implementing the traditional CDBG, ESG, and HOME programs as well as the more recent funded programs which include the Neighborhood Stabilization Program (NSP), Homeless Prevention and Rapid Re-housing (HPRP), and Community Development Block Grant - Recovery (CDBG-R) programs.

The Fiscal Year 2011-2012 grant allocation amounts for each respective entitlement program were:

CDBG	\$ 2,297,203
ESG	\$ 109,046
HOME	\$ <u>1,386,713</u> (allocation amount for entire HOME Consortium)
<b>TOTAL</b>	<b>\$3,792,962</b>

CP. On a semi-annual basis this information is compiled and compared with the goals and objectives in The CP. If this information reflects the accomplishments set forth in The CP, the programs will proceed as planned. If this information falls short of the goals set forth, appropriate adjustments will be made and notification sent to the respective sub-recipients to be made aware of their need to meet certain milestones and timeliness requirements to ensure receipt of expected funds for their respective programs. The coordinated monitoring process has been established to verify and confirm that grant funds have been used in an eligible and appropriate manner for each and every program funded with CDBG, HOME, and ESG funds.

- Under the Emergency Solutions Grant (ESG) Program, Stanislaus County staff reviews quarterly ESG statistical tables, narratives, Request for Funds forms and budget printouts, which identify the total funds used/requested by each grantee during that reporting period. Stanislaus County staff verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by Stanislaus County staff for each grantee to ensure appropriate expenditure of funds. As part of the ESG monitoring process invoices and accompanying receipts were reviewed for reimbursement eligibility. Once eligibility was confirmed, fifty percent (50%) of the costs related to the project are reimbursed, as the remainder of the costs is paid by a non-ESG match funding sources (i.e. - local unrestricted donations).

In this manner, the sub-recipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-Federal sources. In Fiscal Year 2011-2012, ESG recipients utilized approximately \$1,012,049 dollars in matching funds, or almost nine (9) times the amount of grant funds awarded, from other public and/or private sources to ensure successful programs. Half of the match funds came from non-federal funding sources.

## **Citizen Participation**

---

- 1. Provide a summary of citizen comments.**
- 2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan (CP). For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.**

In order to elicit public participation in the preparation of the Draft CAPER, public notices were published defining the process and how persons, agencies and interested groups could participate. The County posted announcements regarding the CDBG program on the County's Planning and Community Development internet homepage, which facilitated the receipt of citizen input online. A series of public meetings were scheduled to be held in August and September 2012 to discuss the Draft CAPER. These include:

<u>JURISDICTION</u>	<u>DATE</u>	<u>LOCATION</u>	<u>ADDRESS</u>
		#	
<b>Stanislaus</b>	8/6/12	<u>10:00a</u> <u>m</u> & <u>6:00pm</u>	County Admin. Building Tenth Street Place Basement Training Room 1010 10 <sup>th</sup> St., Modesto
<b>Ceres</b>	8/7/12	<u>4:00pm</u>	Ceres Community Center Chambers 2701 4 <sup>th</sup> St., Ceres
<b>Hughson</b>	8/7/12	<u>5:30pm</u>	Hughson City Council Chambers 7018 Pine St., Hughson
<b>Patterson</b>	8/8/12	<u>6:00pm</u>	City Hall 1 Plaza, Patterson
<b>Newman</b>	8/7/12	<u>5:00pm</u>	Newman Council Chambers 1200 Main St., Newman
<b>Oakdale</b>	8/16/12	<u>4:00pm</u>	Gene Bianchi Community Center Conference Room 110 S. Second Ave., Oakdale
<b>Waterford</b>	8/16/12	<u>5:30pm</u>	Beard Community Center 540 C St., Waterford

**MUNICIPAL ADVISORY COUNCILS**

<b>Hickman</b>	8/2/12	<u>7:00pm</u>	Hickman Charter School Office 13306 4 <sup>th</sup> St., Hickman
<b>South Modesto</b>	8/9/12	<u>6:00pm</u>	Stanislaus County Ag Center 3800 Cornucopia Way., Modesto
<b>Empire</b>	8/13/12	<u>7:00pm</u>	Empire Community Center 18 S. Abbie, Empire
<b>Keyes</b>	8/16/12	<u>7:00pm</u>	Keyes Sub-station 5463 7 <sup>th</sup> St., Keyes
<b>Salida</b>	8/28/12	<u>7:00pm</u>	Salida Library Community Room 4835 Sisk Rd., Salida
<b>Denair</b>	9/4/12	<u>7:00pm</u>	Denair Leadership Center 3460 Lester Rd. Denair

The Stanislaus Urban County followed its citizen participation plan by releasing the Draft CAPER for a 20 day public comment period (exceeding the minimum requirement of 15 days) commencing on September 2, 2012 and ending on September 18, 2012. Also, the Draft CAPER was made available on August 28, 2012 for public review and input, via the internet, on the County's Planning and Community Development website. An English and Spanish public hearing notice will be published in The Modesto Bee on September 2, 2012 announcing the release of the Draft CAPER and opening of the public comment period.

Copies of the Draft CAPER are also made available for review at the Planning Departments of all the Stanislaus Urban County participants and the Stanislaus County Main Library. The Draft CAPER has also been taken to the city councils of all the respective Stanislaus Urban County participants for review and opening of their public review period. A final public hearing to consider approval of the CAPER will be held September 18, 2012 before the Stanislaus County Board of Supervisors.

As part of the approval process, the County's Board of Supervisors will consider any oral and written public comments. A summary of responses to public comments on the review of the Draft CAPER is located in the section entitled "Summary of Citizen Comments" below.

**SUMMARY OF CITIZEN COMMENTS**

**Stanislaus County**

The County held a morning and evening community meeting on August 6, 2012 regarding the Draft CAPER. Comments were received regarding the need to continue

funding services for the homeless and senior populations within the community.

**City of Newman**

A community meeting was held on August, 7, 2012. No comments were received.

**City of Patterson**

A community meeting was held on August 8, 2012. No comments were received.

**City of Waterford**

A community meeting was held on August 16, 2012. No comments were received.

**City of Ceres**

A community meeting was held on August 7, 2012. No comments were received.

**City of Oakdale**

A community meeting was held on August 16, 2012. No comments were received.

**City of Hughson**

A community meeting was held on August 7, 2012. No comments were received.

**Town of Hickman**

A community meeting was held on August 2, 2012. No comments were received.

**Town of Empire**

A community meeting was held on August 13, 2012. The only comment was a hope the PAL program is able to find funding for the community pool's operation and maintenance

**South Modesto**

A community meeting was held August 9, 2012. No comments were received

**Town of Keyes**

A community meeting is scheduled for August 16, 2012. No comments were received as the meeting was cancelled.

**Town of Denair**

A community meeting is scheduled for September 4, 2012.

**Town of Salida**

A community meeting is scheduled for August 28, 2012.

**Stanislaus County- Final Public Hearing**

A public hearing is scheduled for September 18, 2012.

(save area for pending comments)

**Other Comments (written/via internet)**

No comments received.

**Analysis and Actions**

DPA Program: The City of Ceres provided first time homebuyers approximately 20% of the purchase price of a home. In Fiscal Year 2011-2012, the City of Ceres provided DPA to two (2) first time home buyers.

**CITY OF NEWMAN OBJECTIVES**

**INFRASTRUCTURE:** To retrofit communities and neighborhoods with public infrastructure.

**Analysis and Actions**

In Fiscal Year 2011-2012, the City completed Phase III of the PQRST, Fresno, and Merced Infrastructure project which consisted of installation of curb, gutter, and sidewalk in the residential area of P, Q, R, S, and T Streets specific street sections and project scope details outlined in the Summary of CDBG Program Accomplishments City of Ceres Newman Section of this document).

**AFFORDABLE HOUSING:** To increase and maintain the supply of affordable housing.

**Analysis and Actions**

DPA Program: The City of Newman provided first time homebuyers approximately 20% of the purchase price of a home. In Fiscal Year 2011-2012, the City of Newman provided DPA to two (2) first time home buyers.

**CITY OF OAKDALE OBJECTIVES**

**INFRASTRUCTURE:** To retrofit communities and neighborhoods with public infrastructure.

**Analysis and Actions**

The City of Oakdale has completed the design for the Davitt Street Improvement Project. The project will be completed to two (2) phases and includes asphalt rehabilitation, water main and service replacement, sewer main and service replacement, storm drain improvements, concrete repair, and new ADA pedestrian ramps. The City is currently in the bid process for engineering. Bids for construction will be submitted and selected during the second quarter of Fiscal Year 2011-2012, followed by construction of Phase 1 during the third quarter.

**AFFORDABLE HOUSING:** To increase and maintain the supply of affordable housing.

**Analysis and Actions**

DPA Program: The program provides a maximum of \$50,000 to first time homebuyers. In Fiscal Year 2011-2012, the City of Oakdale provided DPA to six (6) first time home buyers.

During Fiscal Year 2011-2012, the City of Oakdale constructed Heritage Oaks a fifty (50) unit senior affordable housing project.

In addition to the numbers assisted, out of 365 homeless prevention clients who have exited the program, 353 were stably housed. Out of 210 homeless assistance clients who have exited the program, 187 were stably housed.

One such success story, regarding a homeless assistance client who exited from the program, is Eddie Lopez. Eddie was a participant in HPRP since early December 2009 and had previously been staying at the We Care Emergency Cold Weather Shelter. The HPRP program has given Eddie the opportunity to re-establish permanent housing and move forward with his life. In his words, "Getting your life together is hard when you are living in a shelter." The HPRP program allowed Eddie the opportunity to become proactive in seeking permanent housing and employment. Since his enrollment in the program, Eddie returned to work in early March, has reconnected with his family and is looking forward to walking his daughter down the aisle when she gets married later this year.

### **DOWN PAYMENT ASSISTANCE (DPA) PROGRAM**

Stanislaus County provides a DPA Program for first time home-buyers which provides assistance of up to \$50,000. The County utilizes HOME, CalHome, and Wish funds to finance assistance to eligible buyers in the form of low interest silent second loans. During the Fiscal Year 2011-2012, seven (7) DPA loans were funded to qualifying households. The program is designed for low-income households to purchase a home in County unincorporated communities.

The City of Oakdale funds a DPA Program for income eligible households. The City provides up to \$50,000 in assistance to first time homebuyers for homes in the City of Oakdale. This program was able to assist two (2) families during Fiscal Year 2011-2012.

The City of Newman funds a DPA Program for income eligible households. The City provides up to \$40,000 in assistance to first time homebuyers for homes in the City of Newman. This program was able to assist two (2) families during Fiscal year 2011-2012.

The City of Patterson funds a DPA Program for income eligible households. The City provides up to \$30,000 in assistance to first time homebuyers for homes in the City of Patterson. The program assisted one (1) eligible family during the Fiscal Year 2011-2012.

The City of Ceres funds a DPA Program for income eligible households. The City provides up to \$80,000 in assistance to first time homebuyers for homes in the City of Ceres. This program was able to assist one (1) family during Fiscal Year 2011-2012.

The City of Waterford funds a DPA program for income eligible households. The City provides up to \$30,000 in assistance for first time homebuyers in the City of Waterford. This program began Fiscal Year 2011-2012. This program was able to assist four (4) families during Fiscal Year 2011-2012.

### **HOUSING REHABILITATION PROGRAM**

The Stanislaus Urban County funds their own respective Housing Rehabilitation Programs in partnership with the HACS. This program is available to homeowners who need assistance with the costs of repairing emergency health and safety issues into their homes. Repairs and improvements may include but are not limited to



**CITY OF NEWMAN**  
**Project Administration**

Activity # 396

**\$17,229      Funds Budgeted**  
**\$ 8,296      Funds Expended\***

This expenditure includes costs associated with general management, oversight, and coordination of the CDBG program. City staff track the time spent for project administration and submits to Stanislaus County CDBG staff for verification and processing. Remaining funds will be rolled over into Newman's Fiscal Year 2012-2013 infrastructure project(s).

**PQRST, Fresno, Merced, West Ave Project**

Activity # 299

**\$60,000      Funds Budgeted**  
**\$57,826      Funds Expended\***

The City of Newman completed the final phase of this project - Phase III. Phase III was funded with Fiscal Year 2011-2012 and previous fiscal year funds. Remaining funds will be reallocated to Newman's active infrastructure projects.

Phase III consisted of the installation curb, gutter, and sidewalks on:

- P Street, from Yolo Street to Stanislaus Street
- Q Street, from Yolo Street to Kern Street
- R Street, from Yolo Street to Merced Street

Phase III project scope specifics included the installation of 355 linear feet of curb and gutter, 918 square feet of sidewalk, 2,650 square feet of asphalt concrete, and 10 ADA accessible ramps.



Photos reflect the installation curb, gutter, and sidewalk improvements in the project area.

**PQRST... Street Reconstruction**

Activity # 300

**\$60,000      Funds Budgeted**  
**\$73,638      Funds Expended\***

In concurrence with the construction of the PQRST, Fresno, Merced, and West Avenue Infrastructure Phase III project, street reconstruction was carried out in the project area of:

- P Street, from Yolo Street to Stanislaus Street
- Q Street, from Yolo Street to Kern Street
- R Street, from Yolo Street to Merced Street

Phase III was funded with Fiscal Year 2011-2012 and previous fiscal year funds. A total of \$73,638.44 was expended in Fiscal Year 2011-2012, of which \$60,000 were Fiscal Year 2011-2012 funds.

**Tulare Street Infrastructure Project**

Activity # 397

**\$24,066      Funds Budgeted**  
**\$        0      Funds Expended**

The City of Newman conducted engineering and design for the Tulare Street Infrastructure project. The project is scheduled to go out to bid in the Fall 2012 with construction beginning in Spring 2013. The Tulare Street Infrastructure Project is bounded between S and T Streets. Project improvements will consist of installation of curb, gutter, sidewalks, and street repaving.

**REPORT ON PROFESSIONAL OFFICE ZONE CHANGE (ZONE CHANGE NO. 12-01)**

**RECOMMENDATION:**

1. Open Public Hearing
2. Conduct First Reading of Ordinance No. 2012- , An Ordinance Amending Title 5, Zoning And Accompanying Zoning Maps Of The City Of Newman Establishing A Professional Office Zoning District

**BACKGROUND:**

April 10, 2007, the City Council adopted the Newman 2030 General Plan.

June 2010, the Newman 2030 General Plan Housing Element was certified by the California Department of Housing and Community Development (HCD).

On May 10, 2011, Ordinance No. 2011-3 was adopted Amending Title 5 Zoning (including the creation of Zone R-2S and the rezoning of 177 parcels to conform with the 2030 General Plan). During the public comment process of said Ordinance, residents from the 1000 block of Main Street expressed their concerns with a commercial zone designation directly behind their properties. In response, staff has researched and crafted a Professional Office (P-O) zoning district to create a restrictive district for low intensity office, professional or commercial uses which may be located in close proximity to all types of residential uses.

On August 16, 2012, staff presented the draft Professional Office zoning district to the Planning Commission for their review. The Commission recommended Council approval of the proposed P-O zoning district

**ANALYSIS:**

The subject sites are zoned C-2 (General Service Commercial) and currently consistent with the General Plan Downtown Commercial designation. According to the General Plan's Land Use Element "Downtown Commercial...provides for retail and service uses, restaurants, professional and administrative offices, hotels, residential units above the ground floor, live-work units, public and quasi-public uses, and similar and compatible uses. This designation is intended to accommodate local-serving retail and offices; large administrative offices and land-extensive commercial operations are not appropriate in this designation...Development within areas designated Downtown Commercial shall be consistent with the goals of and the design guidelines within the City of Newman, Downtown Revitalization Plan" (LU-18).

However, in an effort to decrease potential future impacts of development on neighboring residences, the proposed P-O zoning would not only be consistent with the General Plan and Downtown Revitalization Plan but also provide a better suited zoning designation near existing residential uses. All potential environmental impacts have been evaluated in the Newman 2030 General Plan EIR, no further environmental review is necessary.

Additionally, the potentially affected sites are physically suited for the proposed P-O zoning classification as allowed by the General Plan. Based upon the analysis conducted during the General Plan update process, all affected parcels were reviewed and found to be suitable for re-zoning to their specific proposed zoning districts. As with any re-zoning, the change in zoning may be inconsistent with the existing use of the property. If approved, all inconsistent properties/uses would be classified as "legal nonconforming"; although certain types of land use(s) within said properties will be limited, their current uses will be protected and permitted as long as:

- the use is not discontinued for a period of more than six (6) months
- alterations or repairs not exceeding 25 percent of the current value of the building are made
- the use is not moved, enlarged, extended or expanded within the structure it occupies, nor expanded so as to occupy a greater area of land, than was occupied by such use at the time this title was adopted or amended.
- the nonconforming structure is not damaged by fire, flood, or other casualty or act of God to an extent exceeding 50 percent of its previous value.

Per NMC §5.24.030.A, a Variance would be required for any other structural alteration, enlargement, extension, expansion or substantial rehabilitation of a nonconforming structure.

**FISCAL IMPACT:**

None

**CONCLUSION:**

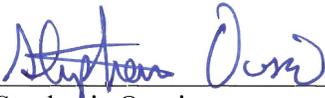
The proposed project is to create a Professional Office (P-O) District and re-zone seven parcels from C-2 to P-O to decrease potential zoning conflicts between the subject parcels and neighboring R-3 (Multiple Residential) properties; this proposal is consistent with the Newman 2030 General Plan. Should the re-zoning not be approved, the subject properties will continue to be zoned C-2 and have the potential for future development conflicts with neighboring residential properties.

Staff recommends that the Council conduct the first reading of Ordinance №.2012- , An Ordinance Amending Title 5, Zoning And Accompanying Zoning Maps Of The City Of Newman Establishing A Professional Office Zoning District

**ATTACHMENTS:**

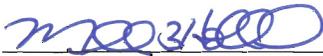
1. Exhibit A - Proposed P-O Zoning Description
2. Exhibit B - Planning Commission Resolution №. 2012-01, A Resolution Of The Planning Commission Of The City Of Newman Recommending Approval To The City Council For Zone Change #12-01
3. Exhibit C - Ordinance №.2012- , An Ordinance Amending Title 5, Zoning And Accompanying Zoning Maps Of The City Of Newman Establishing A Professional Office Zoning District

Respectfully submitted,



Stephanie Ocasio  
City Planner

**REVIEWED/CONCUR**



Michael Holland  
City Manager

**Chapter 5.28**  
**P-O PROFESSIONAL OFFICE DISTRICT**

Sections:

- 5.28.010 Purpose.
- 5.28.020 Permitted uses.
- 5.28.030 Accessory buildings and uses –Administrative approval required.
- 5.28.040 Conditional uses – Commission approval required.
- 5.28.050 Prohibited uses
- 5.28.060 Property development standards.

**5.28.010 Purpose.**

The P-O Professional Office District is established to create a restrictive district for low intensity office, professional or commercial uses which may be located in close proximity to all types of residential uses. Rezoning to the P-O Zone should be carefully reviewed to ensure compatibility with existing development and neighborhoods.

**5.28.020 Permitted uses.**

The following uses, and uses determined to be similar, shall generally be permitted in the Professional Office (P-O) Zoning District when conducted entirely within a building:

- Art, craft and music stores.
- Bakery, donut, and ice cream shops.
- Banks and financial institutions.
- Barbershops, beauty shops and similar personal services.
- Book, card, and stationery stores.
- Business and professional offices.
- Camera shops.
- Clothing and apparel stores.
- Delicatessens.
- Florist shops.
- Gift and novelty stores.
- Jewelry, watch, and clock sales and related servicing.
- Medical and dental offices and clinics.
- Newspaper and magazine sales.
- Optical goods sales and service.
- Photography supply and/or studios.
- Public and semi-public offices and institutions, including City Hall, Police Department and U.S. Post Office facilities.
- Public and semi-public utility uses, except corporation, service, or similar yards.
- Restaurants, except fast food restaurants and those with drive-through service.
- Secondhand shops.
- Shoe stores
- Television, radio, electronics and appliance repair.
- Travel agencies.

**5.28.030 Accessory buildings and uses –Administrative approval required.**

The following accessory buildings and uses shall be permitted in the Professional Office (P-O) Zoning Districts subject to administrative approval:

- A. Accessory uses and buildings customarily appurtenant to a permitted or conditional use, such as incidental storage facilities.
- B. Signs which pertain only to a permitted or an approved conditional use located on the premises.
- C. Temporary buildings and uses as provided in Chapter 5.22 NCC.

**5.28.040 Conditional uses – Commission approval required.**

Any principal permitted use which is not conducted entirely within a building shall be required to obtain a conditional use permit. In addition, the following uses, and uses determined to be similar, may be permitted in the Professional Office (P-O) Zoning District subject to approval of a conditional use permit:

- Music and dance studios and schools.
- Nursery, preschool, day care facilities
- Physical fitness studios, health clubs and spas.
- Print shops.
- Private clubs, lodge halls and meeting facilities.
- Wholesale operations primarily serving the local community.
- Residential uses which are compatible with the Retail Commercial District such as residential uses in buildings previously used for residential purposes, owner-occupied residential uses located in the rear of buildings or above the ground floor.

**5.28.050 Prohibited Uses**

The following uses are prohibited in the Professional Office (P-O) Zoning District:

- A. Light industrial and heavy commercial uses and services.
- B. Storage of commercial and industrial vehicles, except for the purpose of loading and unloading.
- C. The storage or warehousing of merchandise or products in the building or on the premises, unless otherwise approved.
- D. The outdoor storage of merchandise or products.
- E. The assembly, compounding, manufacturing, or processing of merchandise or products, except such as are customarily incidental or essential to permitted district uses.
- F. Any use which is obnoxious or offensive or creates a nuisance to the occupants or commercial visitors of adjacent buildings or premises by reason of the emissions of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances.

**5.28.060 Property development standards.**

The following standards shall apply to all land uses, development and subdivisions in the Professional Office (P-O) Zoning District:

- A. Minimum lot area: 7,500 square feet.
- B. Minimum lot width: 50 feet.
- C. Minimum front yard setback: None required unless adjacent to a residential zoning district or alley. In such instances, a 10-foot front yard setback is required.
- D. Minimum rear yard setback: None required unless adjacent to a residential zoning district or alley. In such instances, a 10-foot rear yard setback is required.
- E. Minimum side yard setbacks: None required unless adjacent to a residential zoning district. In such instances, the minimum side yard setback shall be 10 feet.
- F. Maximum Floor Area Ratio (FAR). The floor area ratio shall not exceed 0.50.
- G. Minimum landscaped area: Ten percent of the total lot area.
- H. Maximum building height: 35 feet.
- I. Architectural and Site Plan Review. Where new construction is proposed, architectural and site plan review shall be required prior to issuance of a building permit.
- J. Other Applicable Provisions. Other provisions of this title as applicable such as off-street parking and loading, signs, landscaping and screening, trash enclosures, etc.

**PLANNING COMMISSION RESOLUTION No. 2012-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWMAN  
RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR ZONE CHANGE #12-01**

**PROJECT NAME:** Newman Professional Office Re-Zoning

**PROPOSAL DESCRIPTION:**

The proposed Re-Zoning consists of the re-zoning of 7 parcels on the west side of the 1000 block of "N" Street, between Yolo and Mariposa Streets from C-2 (General Service Commercial) to P-O (Professional Office) in conformance with the Newman 2030 General Plan. The proposed zoning is in response to public comment received during the City-Wide Re-Zone process that occurred in 2011.

**PROJECT APPLICANT:** City of Newman

WHEREAS, the City Planning Commission having reviewed the proposal and having reviewed any written or verbal comments received prior to the public hearing, including the recommendations of City Staff and having heard oral comments received during the Planning Commission public hearing, does hereby find and declare that the proposal will not have a significant effect on the environment and recommends approval of Zone Change No. 12-01 to the City Council based on the following findings and conditions of approval:

**FINDINGS FOR APPROVAL:**

- 1.) That the proposed re-zoning consistent with the goals, policies and actions of the General Plan.
  
- 2.) That the affected sites are physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land use.
  
- 3.) That the public health, safety or welfare are not affected by the zone change and that the public necessity, convenience and general welfare permit it.

**CONDITION OF APPROVAL**

1. All proposed zoning shall be consistent with the General Plan.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Newman held on the 16<sup>th</sup> day of August, 2012, by Commissioner Maurer, who moved its adoption, which motion was duly seconded by Commissioner Sloan, and the Resolution adopted by the following vote:

AYES: Allan, Lucas, Maurer and Sloan .  
NOES: None.  
ABSENT: Coleman.

APPROVED:

\_\_\_\_\_  
Planning Commission Chairperson

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary

**ORDINANCE NO. 2012-**

**AN ORDINANCE AMENDING TITLE 5, ZONING AND ACCOMPANYING ZONING MAPS  
OF THE CITY OF NEWMAN ESTABLISHING A PROFESSIONAL OFFICE ZONING  
DISTRICT**

WHEREAS, the Newman 2030 General Plan was adopted on April 10, 2007 designating appropriate land uses city-wide; and

WHEREAS, the Newman 2030 General Plan Housing Element was certified by the California Department of Housing and Community Development (HCD) on June 16, 2010; and

WHEREAS, on May 10, 2011, Ordinance No. 2011-3 was adopted Amending Title 5, Zoning and accompanying zoning maps of the City of Newman in Conformance with the General Plan thus creating the R-2S Zoning district and rezoning of 177 parcels to conform with the 2030 General Plan

WHEREAS, on August 16, 2012, the Planning Commission recommended approval of Zone Change #12-01 to create a Professional Office (P-O) District and re-zone seven parcels from C-2 to P-O; and

WHEREAS, said seven parcels are as follows: 128-011-001, 128-011-002, 128-011-003, 128-011-004, 128-011-005, 128-011-006 and 128-011-007; and

WHEREAS, it is the desired to rezone the aforementioned parcels in order to prevent future development conflicts between zoning districts; and

WHEREAS, it has been determined that the zone change will not have a significant adverse environmental effect.

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

Section 1.

That certain real properties situated in the City of Newman, County of Stanislaus, State of California, more articulately described above, are hereby changed and rezoned from C-2 General service Commercial to P-O Professional Office.

Section 2.

That Title 5 of the Newman City Code is amended as follows:

***Chapter 5.28***  
***P-O PROFESSIONAL OFFICE DISTRICT***

*Sections:*

<i>5.28.010</i>	<i>Purpose.</i>
<i>5.28.020</i>	<i>Permitted uses.</i>
<i>5.28.030</i>	<i>Accessory buildings and uses –Administrative approval required.</i>
<i>5.28.040</i>	<i>Conditional uses – Commission approval required.</i>
<i>5.28.050</i>	<i>Prohibited uses</i>
<i>5.28.060</i>	<i>Property development standards.</i>

**5.28.010**

***Purpose.***

*The P-O Professional Office District is established to create a restrictive district for low intensity office, professional or commercial uses which may be located in close proximity to all types of residential uses. Rezoning to the P-O Zone should be carefully reviewed to ensure compatibility with existing development and neighborhoods.*

**5.28.020 Permitted uses.**

*The following uses, and uses determined to be similar, shall generally be permitted in the Professional Office (P-O) Zoning District when conducted entirely within a building:*

- Art, craft and music stores.*
- Bakery, donut, and ice cream shops.*
- Banks and financial institutions.*
- Barbershops, beauty shops and similar personal services.*
- Book, card, and stationery stores.*
- Business and professional offices.*
- Camera shops.*
- Clothing and apparel stores.*
- Delicatessens.*
- Florist shops.*
- Gift and novelty stores.*
- Jewelry, watch, and clock sales and related servicing.*
- Medical and dental offices and clinics.*
- Newspaper and magazine sales.*
- Optical goods sales and service.*
- Photography supply and/or studios.*
- Public and semi-public offices and institutions, including City Hall, Police Department and U.S. Post Office facilities.*
- Public and semi-public utility uses, except corporation, service, or similar yards.*
- Restaurants, except fast food restaurants and those with drive-through service.*
- Secondhand shops.*
- Shoe stores*
- Television, radio, electronics and appliance repair.*
- Travel agencies.*

**5.28.030 Accessory buildings and uses –Administrative approval required.**

*The following accessory buildings and uses shall be permitted in the Professional Office (P-O) Zoning Districts subject to administrative approval:*

- A. Accessory uses and buildings customarily appurtenant to a permitted or conditional use, such as incidental storage facilities.*
- B. Signs which pertain only to a permitted or an approved conditional use located on the premises.*
- C. Temporary buildings and uses as provided in Chapter 5.22 NCC.*

**5.28.040 Conditional uses – Commission approval required.**

*Any principal permitted use which is not conducted entirely within a building shall be required to obtain a conditional use permit. In addition, the following uses, and uses determined to be similar, may be permitted in the Professional Office (P-O) Zoning District subject to approval of a conditional use permit:*

- Music and dance studios and schools.*
- Nursery, preschool, day care facilities*
- Physical fitness studios, health clubs and spas.*
- Print shops.*
- Private clubs, lodge halls and meeting facilities.*
- Wholesale operations primarily serving the local community.*
- Residential uses which are compatible with the Retail Commercial District such as residential uses in buildings previously used for residential purposes, owner-occupied residential uses located in the rear of buildings or above the ground floor.*

**5.28.050 Prohibited Uses**

*The following uses are prohibited in the Professional Office (P-O) Zoning District:*

- A. Light industrial and heavy commercial uses and services.*

- B. *Storage of commercial and industrial vehicles, except for the purpose of loading and unloading.*
- C. *The storage or warehousing of merchandise or products in the building or on the premises, unless otherwise approved.*
- D. *The outdoor storage of merchandise or products.*
- E. *The assembly, compounding, manufacturing, or processing of merchandise or products, except such as are customarily incidental or essential to permitted district uses.*
- F. *Any use which is obnoxious or offensive or creates a nuisance to the occupants or commercial visitors of adjacent buildings or premises by reason of the emissions of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances.*

**5.28.060 Property development standards.**

*The following standards shall apply to all land uses, development and subdivisions in the Professional Office (P-O) Zoning District:*

- A. *Minimum lot area: 7,500 square feet.*
- B. *Minimum lot width: 50 feet.*
- C. *Minimum front yard setback: None required unless adjacent to a residential zoning district or alley. In such instances, a 10-foot front yard setback is required.*
- D. *Minimum rear yard setback: None required unless adjacent to a residential zoning district or alley. In such instances, a 10-foot rear yard setback is required.*
- E. *Minimum side yard setbacks: None required unless adjacent to a residential zoning district. In such instances, the minimum side yard setback shall be 10 feet.*
- F. *Maximum Floor Area Ratio (FAR). The floor area ratio shall not exceed 0.50.*
- G. *Minimum landscaped area: Ten percent of the total lot area.*
- H. *Maximum building height: 35 feet.*
- I. *Architectural and Site Plan Review. Where new construction is proposed, architectural and site plan review shall be required prior to issuance of a building permit.*
- J. *Other Applicable Provisions. Other provisions of this title as applicable such as off-street parking and loading, signs, landscaping and screening, trash enclosures, etc.*

Section 3.

All other sections and provisions of Title 5 shall remain in full force and effect.

Section 4.

That a duly noticed public hearing was held by the City Council.

Section 5.

This Ordinance shall take effect and be in full force and operation from and after 30 days after the date of its adoption, and prior to the expiration of 15 days from the passage thereof shall be published and circulated in the West Side Index the official newspaper of the City of Newman.

Introduced at a regular meeting of the City Council of the City of Newman held on the 11<sup>th</sup> day of September, 2012 by Council Member \_\_\_\_\_, and adopted at a regular meeting of said City Council held on the 25<sup>th</sup> day of September, 2012 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

ATTEST:

\_\_\_\_\_  
Mayor of the City of Newman

\_\_\_\_\_  
Deputy City Clerk

Honorable Mayor and Members  
of the Newman City Council

City Council Meeting  
of September 11, 2012

**ADOPT RESOLUTION NO. 2012- , AWARDING THE HOYER ROAD SAFE ROUTES TO SCHOOL  
CYCLE 10 DESIGN SERVICES TO GOUVEIA ENGINEERING, INC.**

**RECOMMENDATION:**

It is recommended that the Newman City Council adopt Resolution No. 2012- , awarding the Hoyer Road Safe Routes To School Cycle 10 Design Services to Gouveia Engineering, Inc. and authorize the City Manager to sign the agreement.

**BACKGROUND:**

The City of Newman was successful in receiving grant funding in the amount of \$177,300.00 from the State-Legislated Safe Routes To School (SR2S) Program Cycle 10. The project consists of new surface improvements connecting two existing sidewalk segments used as a route to and from school for students, along the north side of Hoyer Road between Yolo Junior High School and Silva Avenue. The work includes approximately 285 feet of sidewalk, curb, gutter, and extending the roadway pavement to meet the new gutter. The design services include providing complete project administration, preliminary engineering, engineering design, surveying, bidding services, construction contract administration, and other related engineering consultation on behalf of the City necessary for the project as required by the SR2S Program.

**ANALYSIS:**

The City advertised and received sealed formal proposals for the Hoyer Road Safe Routes To School Design Services on September 4, 2012 at 2:00 pm. A total of three qualifying proposals were submitted. The proposals were evaluated by city staff, and the most qualified firm has been determined to be Gouveia Engineering, Inc. The grant has a minimum 10% required local match for this project.

**FISCAL IMPACT:**

Gouveia Engineering, Inc. Proposal	\$39,910.00	SR2S Funds	\$53,600.00
		Local Funds	\$6,000.00
		<b>Total</b>	<b>\$59,600.00</b>

**CONCLUSION:**

The City of Newman advertised and received proposals for the Hoyer Road Safe Routes To School Design Services. Gouveia Engineering, Inc. has been determined to be the most qualified firm for this project. Therefore, staff recommends City Council adopt Resolution No. 2012- , awarding the Hoyer Road Safe Routes To School Design Services to Gouveia Engineering, Inc., and authorize the City Manager to sign the agreement.

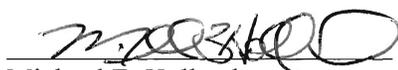
**ATTACHMENTS:**

1. Resolution No. 2012- , awarding the Hoyer Road Safe Routes To School Design Services to Gouveia Engineering, Inc.

Respectfully submitted,

  
 Director of Public Works

**REVIEWED/CONCUR:**

  
 Michael E. Holland  
 City Manager

**RESOLUTION NO. 2012-**

**AWARDING THE HOYER ROAD SAFE ROUTES TO SCHOOL CYCLE 10 DESIGN SERVICES TO GOUVEIA ENGINEERING, INC.**

WHEREAS, the City Manager of the City of Newman has recommended that the City Council approve a contract with Gouveia Engineering, Inc. for the Hoyer Road Safe Routes To School Cycle 10 Design Services; and

WHEREAS, the City Council is desirous of entering into a contract with Gouveia Engineering, Inc.; and

WHEREAS, the City Council of the City of Newman has determined it would be in the best interest of the City to enter into a contract with Gouveia Engineering, Inc.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newman hereby approves the contract with Gouveia Engineering, Inc. and authorizes the City Manager to execute said contract for the Hoyer Road Safe Routes To School Cycle 10 Design Services.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 11<sup>th</sup> day of September 2012 by Council Member \_\_\_\_\_, who moved its adoption which motion was duly seconded and was upon roll call carried and the resolution adopted by the following vote:

AYES:  
NOES:  
ABSENT:

APPROVED:

\_\_\_\_\_  
Mayor of the City of Newman

ATTEST:

\_\_\_\_\_  
Deputy City Clerk of the City of Newman

Honorable Mayor and Members  
of the Newman City Council

**CONSIDER DECLARING THE POSITION OF CITY TREASURER VACANT  
AND AUTHORIZE STAFF TO ADVERTISE FOR NEWMAN CITIZENS  
INTERESTED IN FILLING THE POSITION OF TREASURER**

**RECOMMENDATION:**

It is recommended that the City Council declare the position of City Treasurer vacant and authorize staff to advertise for Newman citizens interested in filling the position of Treasurer.

**BACKGROUND:**

As of the filing deadline of Friday, August 10, 2012, the only individual who filed the necessary nomination papers for City Treasurer was David Reed, the City's incumbent Treasurer. Pursuant To Elections Code Section 10229, at a special meeting on Thursday, August 23, 2012, the City Council appointed uncontested nominee David Reed to a full four-year term as City Treasurer; forgoing the November 6, 2012 election.

On the morning of August 31<sup>st</sup> the City received the sad news that David Reed had passed away. David's passing now leaves the Treasurer Position vacant. In accordance with State law, the City Council can appoint to the position. The minimum qualifications for appointment as City Treasurer are to be a resident of City of Newman and a registered voter.

**ANALYSIS:**

The City has 60 days from the date of vacancy to fill the position by appointment or be forced to hold a special election for the City Treasurer position. In order to gather a field of qualified, eligible and interested citizens, City Staff needs to advertise for the position of City Treasurer. The Treasurer serves largely in an advisory and review capacity. The salary for the position is \$75 per month.

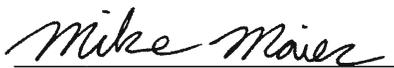
**FISCAL IMPACT:**

The City Treasurer's salary is included in the 2012-2013 budget, therefore filling the position would only add the marginal costs of advertising.

**CONCLUSION:**

Staff recommends that the Council forgo the expense of holding a special election and authorize staff to advertise for Newman citizens who are interested in filling the position of City Treasurer.

Respectfully submitted,



Mike Maier  
Deputy City Clerk

**REVIEWED/CONCUR**



Michael Holland,  
City Manager