



**AGENDA
MANTECA CITY COUNCIL
REGULAR MEETING
SEPTEMBER 2, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
1001 W. CENTER STREET**

CALL TO ORDER: Mayor Willie Weatherford
INVOCATION: Pastor Mike Dillman, First Assembly of God Church
FLAG SALUTE
ROLL CALL: Councilmembers DeBrum, Harris, Hernandez, Snyder and Weatherford

PROCLAMATIONS/PRESENTATIONS

1. Recognition of Brian Gookins, Planning Commissioner.

A. CONSENT CALENDAR

It is recommended that the following items be considered simultaneously unless members of the Council or a member of the audience requests further discussion of an item.

1. Receive and file the warrant list for September 2, 2008.
2. Approve the Regular Meeting Minutes of the Manteca City Council of July 21 and August 4, 2008.
3. Waive the final reading by substitution of the title and adopt Ordinance No. 1412 Approving the Sixth Amendment to the Tesoro Development Agreement modifying setback requirements for Standard Pacific's portion of the project.
4. Waive the final reading by substitution of the title and adopt Ordinance No. 1413 Approving the Second Amendment to the Sundance Development Agreement extending the terms of the agreement by two years.
5. Waive the final reading by substitution of the title and adopt Ordinance No. 1414 Approving the Second Amendment to the Oleander Estates Development Agreement extending the term of the agreement by two years.
6. Waive the final reading by substitution of the title and adopt Ordinance No. 1415, Approving the Second Amendment to the Villa Ticino West Development Agreement extending the term of the agreement by two years.
7. Waive the final reading by substitution of the title and adopt Ordinance No. 1416, an Ordinance of the City Council of the City of Manteca Adding Sections 6.10.010 through 6.10.150 Regarding the Mandatory Spaying and Neutering of Pit Bull Breeds.
8. Waive the final reading by substitution of the title and adopt Ordinance No. 1417, an Ordinance of the City Council of the City of Manteca Amending Chapter 15.04 as it Relates to the Government Building Facilities Fee for Residential Land Uses.
9. Approve plans and specifications and authorize a call for bids for the Senior Center Parking Lot Modifications (CDBG MAN-08-05) Project.

10. Approve Change Order No. 2 for the Airport/Daniels Area Improvement Project – Phase IV for \$113,480.71.
11. Accept grant of \$17,072 from the Department of Conservation, and appropriate grant receipts to the Beverage Container Grant Account.
12. Approve a transfer of \$9,000 from the Part-Time Custodial Account to the Building Maintenance Professional Services Account.
13. Accept public improvements for Union Ranch Unit No. 1, exonerate the performance bond and exonerate the labor and materials bond six months after the date of acceptance.
14. Approve specifications and authorize a call for bids to furnish and deliver one (1) new loader/backhoe for the Water Division.
15. Receive and file project status report for September 2, 2008.
16. Approve an annexation agreement with Manteca Unified School District.
17. Approve Change Order No. 1 for the Cottage/North Traffic Signal Project reducing the project by \$3,620, accept the project as complete and authorize the City Clerk to file a Notice of Completion.
18. Approve a Memorandum of Understanding with the San Joaquin Council of Governments (SJCOG) regarding the coordination of ongoing transit planning and programming federal funds that support these services.
19. Accept the Villa Ticino Playground Equipment Installation Project as complete and authorize the City Clerk to file a Notice of Completion.
20. Approve Change Order No. 1 for the Villa Ticino Playground Improvement Project for \$331, accept the project as complete and authorize the City Clerk to file a Notice of Completion.

B. PUBLIC HEARINGS

1. Consider the proposed use of an automated red light enforcement and traffic collision avoidance system and the installation and maintenance of this system at six (6) intersections; and determine Nestor Traffic Systems to be the sole source provider of such a system, and authorize the Mayor to sign an agreement with Nestor Traffic Systems for the installation and maintenance of this system.

C. POLICE

1. Receive and file report on the Police Department's response to crime in Manteca.

D. MAYOR AND COUNCIL

1. Receive status report on the Development Services Action Plan, direct the City Manager to implement all nine recommendations, and report back periodically to update this status report .

E. ORAL COMMUNICATIONS

Persons who do not have items on the agenda may approach the City Council at this time. Please complete the Request to Speak form located next to the agendas in the back of the Council Chambers and give same to the City Clerk prior to the meeting. Those who wish to speak to

items not placed on the agenda will be limited to three (3) minutes per speaker. Although the Council encourages the public to participate in the meeting, proper decorum must be assured at all times. Therefore, no personal attacks will be permitted.

F. COUNCIL COMMENTS

G. ADJOURNMENT

This meeting of the Manteca City Council will adjourn to the next regular meeting of the City Council to be held on Monday, September 15, 2008, at 7:00 p.m., in the City Council Chambers, 1001 W. Center Street, Manteca, California.

This notice of a regular meeting of the Manteca City Council was posted on the bulletin board at City Hall, 1001 W. Center Street, Manteca, California, on August 29, 2008.

**JOANN TILTON, MMC
CITY CLERK**

**MINUTES OF THE MANTECA CITY COUNCIL
ADJOURNED REGULAR MEETING HELD JULY 21, 2008**

The adjourned regular meeting of the Manteca City Council held on Monday, July 21, 2008, was called to order by Mayor Pro Tempore Harris at 7:00 p.m., in the City Council Chambers, 1001 W. Center Street, Manteca, California. Invocation was given by Pastor Mike Moore of Crossroads Grace Church and was immediately followed by the flag salute.

ROLL CALL: Councilmembers DeBrum, Harris, Hernandez, Snyder and Weatherford (Absent-Excused)

PROCLAMATIONS/PRESENTATIONS

1. Certificate of Recognition – Michelle Duran

Ms. Duran, a member of the Key Volunteer Network providing support services to families of deployed Marines, and a representative of the United States Marine Corps received the certificate and thanked Council for the recognition.

A. CONSENT CALENDAR

1. Receive and file the warrant list for July 21, 2008.
2. Waive the final reading by substitution of the title and introduce Ordinance No. 1406 Approving the First Amendment to the Oleander Estates Development Agreement extending the life of sewer allocations and amending the schedule for the payment of development agreement fees.
3. Waive the final reading by substitution of the title and adopt Ordinance No. 1407 Approving the First Amendment to the Sundance Development Agreement extending the life of sewer allocations and amending the schedule for the payment of development agreement fees.
4. Approve the Final Relocation Plan for 1563/1663 S. Main Street in conjunction with the South Union/Atherton Improvement Projects.
5. Approve Change Order No. 2 for the Atherton Drive Extension Improvement Project (S. Union/Atherton) for \$15,385.
6. Approve an agreement with Moore-Twining Associates, Inc., to conduct Title 22 water quality testing services for the City's potable water system for \$53,347.
7. Approve Easement and Agreement to Maintain On-Site Storm Drainage Treatment Systems with Tahir Mansoor for the Manteca Islamic Center, 1058 S. Union Road.
8. Approve Change Order No. 2 for the Wawona Water Transmission and Well No. 16 Arsenic Blending Project for \$92, 253.06.
9. Approve Change Order No. 1 for the 2007-08 Cape Seal Project decreasing the contract by \$1,371.34, accept the project as complete and authorize the City Clerk to file a Notice of Completion.
10. Approve Change Order No. 1 for the Woodward Walkways Project for \$16,877.88.

11. Determine Amerine Systems, Inc., to be the lowest responsible bidder for the Parks Maintenance Yard Drainage Basin Landscaping Project and award contract for \$24,715.
12. Approve the parcel map for the Lowe's property, accept dedications of public utility easements, rights-of-way and access rights to and From Airport Way and Daniels Street.
13. Adopt Resolution No. R2008-362 Removing a Lien Fixing the Assessment for Abatement of Nuisance at 2012 Peregrine Street.
14. Adopt a resolution to allow pre-tax payroll deductions for Public Employees' Retirement System (CalPERS) service credit purchases.
15. Approve a budget transfer of \$2,500 from the Community Development Department (CDD) Professional Services Account to the CDD Data Processing Account for the purchase of five "Microsoft Project" licenses.
16. Delegate Councilman Hernandez as the voting member for the League of California Cities Annual Conference.

Councilman DeBrum pulled Item A.9 for further discussion.

Mayor Pro Tempore Harris pulled Item A.16 for further discussion.

ACTION: APPROVE CONSENT CALENDAR ITEMS 1-8, 10-15. (DeBrum-Hernandez)
Motion carried 4-0.

Discussion of Item 9

At the request of Councilman DeBrum, the Public Works Director reported on the process used to seal the streets.

ACTION: APPROVE CONSENT CALENDAR ITEM A.9. (DeBrum-Snyder) Motion carried 4-0.

Discussion of Item 16

Mayor Pro Tempore Harris thanked Councilman Hernandez for the work he does with the League of California Cities on behalf of the City.

ACTION: APPROVE CONSENT CALENDAR ITEM A.16. (Snyder-DeBrum) Motion carried 4-0.

B. PUBLIC HEARINGS

1. **CONTINUED FROM JULY 7, 2008** - Appeal of Planning Commission's denial of Site Plan Review No. SPC-07-22 and Major Use Permit No. UPJ-08-01 for a proposed Hand Carwash at 308 E. Yosemite Avenue; Ralph McChesney III.

The Community Development Director gave the report on the matter. Following public testimony, he stated staff recommends granting Mr. McChesney's appeal and approving the following:

1. Site Plan No. SPC-07-22, as revised; and

2. Major Use Permit No. UPJ-08-01.

Mayor Pro Tempore Harris opened the public hearing.

Edith Saberton, business owner at 300 E. Yosemite Ave. #108, expressed concern with existing traffic flow and the creation of additional traffic congestion caused by the proposed car wash.

David Mueller, owner of property in 300 block of E. Yosemite Ave., spoke in opposition to the proposed car wash.

Mary Jane Hasal, 323 E. Yosemite Ave., spoke in opposition to the car wash.

Daniel Maloney, area resident, spoke in support of the proposed car wash.

Elisabeth Beale, area resident, spoke in support of the proposed car wash.

Joe Maloney, Manteca resident, spoke in support of the proposed car wash.

Joe DeAngelis, spoke in support of the proposed project.

Michael Louerio, designer on the project, spoke in support of the project.

Ralph McChesney, applicant, spoke to the intent of the project and asked for Council's approval of the appeal.

Fleener Richards, Manteca resident, spoke to the 3-minute time policy for speakers and its adherence.

The public hearing was closed.

ACTION: OVERRIDE THE DECISION OF THE PLANNING COMMISSION AND APPROVE THE APPEAL AND MAJOR USE PERMIT. (Snyder) The motion died for lack of a second. The City Attorney noted, with no further action, the action of the Planning Commission stands.

C. COMMUNITY DEVELOPMENT

1. Adopt a Resolution Establishing Coordination and Consultation Policies Between the City and San Joaquin County for Development Within the City's Sphere of Influence and approve a Memorandum of Understanding with the City of Ripon regarding future land use and public services and facilities in the area between the two cities.

The Community Development Director gave the report on the matter.

Councilman Snyder provided input as the City's representative on LAFCo.

Georgianna Reichelt spoke in opposition to the matter.

ACTION: ADOPT A RESOLUTION ESTABLISHING COORDINATION AND CONSULTATION POLICIES BETWEEN THE CITY OF MANTECA AND SAN JOAQUIN COUNTY FOR DEVELOPMENT WITHIN THE CITY'S SPHERE OF INFLUENCE. (Snyder-Hernandez) Motion carried 4-0.

ACTION: APPROVE A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF MANTECA AND THE CITY OF RIPON REGARDING FUTURE LAND USE AND PUBLIC SERVICES AND FACILITIES IN THE AREA BETWEEN THE TWO CITIES. (Snyder-Hernandez) Motion carried 4-0.

Mayor Pro Tempore Harris recessed the City Council meeting at 8:23 p.m. to go into the Redevelopment Agency meeting. The City Council meeting was called back to order at 8:25 p.m.

D. PUBLIC WORKS

1. Receive and file the City of Manteca Sewer Rate Study dated July 14, 2008; receive and file the City of Manteca Water Rate Study dated July 3, 2008; and set public hearings for October 6, 2008 to consider adopting the revised monthly water and sewer service charges and the revised water and sewer development connection fees.

Mark Houghton, Public Works Director, introduced the consultants of the Reed Group.

Representatives from ECO:LOGIC, the consultant who prepared the Draft Sewer Rate and Draft Water Rate Studies, provided a power point presentation of the plans.

Georgianna Reichelt spoke to the provisions of Proposition 218.

ACTION: RECEIVE AND FILE THE SEWER RATE STUDY DATED JULY 14, 2008; RECEIVE AND FILE THE WATER RATE STUDY DATED JULY 3, 2008; AND, SET PUBLIC HEARINGS FOR OCTOBER 6, 2008 TO CONSIDER ADOPTING THE REVISED MONTHLY WATER AND SEWER SERVICE CHARGES AND THE REVISED WATER AND SEWER DEVELOPMENT CONNECTION FEES. (Snyder-DeBrum) 4-0

E. MAYOR AND COUNCIL

1. Consider directing staff to issue a Request for Proposals for a facilitator to assist with building consensus and defining a single advocacy for the evaluation of downtown improvements.

Councilman DeBrum introduced the item regarding issues surrounding downtown Manteca.

Brenda Franklin stated she felt a facilitator at this point is premature. She felt there had been recent productive meetings with staff.

Richard Hanson spoke against the traffic bulbs in the downtown area.

Joe DeAngelis believed the problem with the downtown is the City Council, and referenced the denial of the car wash on tonight's agenda.

It was the consensus of Council that staff will bring back a request for proposals for Council's approval.

F. ORAL COMMUNICATIONS

Richard Behling, Fishback Rd., resident addressed the City Council regarding to the on-going noise problem in his neighborhood.

Raul Ramirez, spoke on behalf Juan Ramirez, business owner at 116 W. Yosemite Ave., regarding a recently approved liquor license at 223. E. Yosemite Ave.

Roberta Mathews addressed the City Council inquiring as to the status of the draft mobile accessory/recreational vehicle ordinance and community workshop.

Richard Hanson, Manteca resident, requested placement of the gang issue on an upcoming agenda of the City Council.

Georgianna Reichelt reminded the City Council they are elected to represent the people.

Joe DeAngelis spoke to the denial of agenda item B.1.

G. COUNCIL COMMENTS

Councilman Hernandez spoke to the success of the "movies in the park" event at Woodward Park.

Councilman DeBrum requested a status report on the retail and restaurant survey as well as the 99/120 Interchange Landscaping Project.

At the request of Mayor Pro Tempore Harris, City Attorney John Brinton introduced Assistant City Attorney John Tubbs, II the latest addition to McFall, Burnett, & Brinton.

Mayor Pro Tempore Harris asked Fire Chief has for a status report on Fire Marshal Marvin Mears.

Mayor Pro Tempore Harris thanked the City Manager for The Week in Review report.

H. ADJOURNMENT

With nothing further to come before the Council, Mayor Pro Tempore Harris adjourned the meeting at 9:41 p.m. to the next regularly scheduled meeting of the Manteca City Council to be held on Monday, August 4, 2008, at 7:00 p.m. in the City Council Chambers, 1001 W. Center Street, Manteca, California.

**JOANN TILTON, MMC
CITY CLERK**

**WILLIE W. WEATHERFORD
MAYOR**

MINUTES OF THE MANTECA CITY COUNCIL REGULAR MEETING HELD AUGUST 4, 2008

The regular meeting of the Manteca City Council held Monday, August 4, 2008, was called to order by Mayor Weatherford at 7:00 p.m., in the City Council Chambers, 1001 W. Center Street, Manteca, California. Invocation was given by Pastor Dillman of the First Assembly of God Church and was followed by the flag salute.

ROLL CALL: Councilmembers DeBrum, Harris, Hernandez, Snyder and Weatherford

A. CONSENT CALENDAR

1. Receive and file the warrant list for August 4, 2008.
2. Approve regular meeting minutes of July 7, 2008 and special meeting minutes of June 11, 2008.
3. Approve Purchase and Sale Agreements and Joint Escrow Instructions for right-of-way for the Union Road Widening (S. Union/Atherton) Project for a total amount of \$251,200 with: 1) Michael W. Atherton Development, Inc.; Boyce Holdings, Inc; and Boyce Resource Development Company for Assessors Parcel Nos. 226-160-04 and 226-160-05; and 2) George Filios and Nitsa Filios, Co-Trustees of the George and Nitsa Fillios Trust R-501 for Assessors Parcel No. 226-160-17.
4. Approve agreement with PG&E for the installation of new facilities to provide power to the transformer for the traffic signal at Atherton and Pagola, and for the street lights and irrigation controllers along Atherton Drive between S. Union and S. Main for \$24,150.
5. Approve an agreement with PG&E for the power and transformer for the interim signals at S. Union and Highway 120 for \$4,723.72.
6. Approve Change Order No. 2 for the 2007 Traffic Signal Maintenance Project for \$105,000.
7. Approve an amendment to Exhibit "A" of the shared electrical agreement with the State of California, Department of Transportation, relating to sharing costs of State Highway Electrical Facilities.
8. Approve an agreement with Pelton Engineering to provide structural design services on the Well 20 Treatment Project for \$1,250.
9. Approve a one-year contract extension with P & L Concrete Products, Inc., to furnish and deliver ready-mix concrete for the Public Works Streets Division.
10. Approve an agreement with PG&E for street light connection for the S. Union Road Widening Project for \$995.
11. Accept Grant of Easement for storm drainage purposes from Ergonis Land Co., at 2294 W. Yosemite Avenue.
12. Exonerate the one-year warranty bond for Union Ranch Unit No. 2.
13. Exonerate the one-year warranty bond for Westport Plaza.
14. Exonerate the one-year warranty bond for Woodward West.
15. Receive and file Project Status Report for August 4, 2008.
16. Approve Firefighter Trainee position and associated employment contract.

17. Renew the Technology Service Agreement with San Joaquin County for the provision of the Automated Message Switching System and the Criminal Justice Information System.
18. Waive the first reading by substitution of the title and introduce Ordinance No. 1408, an Ordinance of the City Council of the City of Manteca amending Sections 12.06.030, 12.06.040 and 12.06.170 of the Manteca Municipal Code Regarding Parades and Processions.
19. Approve the request of Kaiser Permanente/United Way to waive in-kind City services of \$225 for the Neighbors in Health Fair August 17, 2008.
20. Approve an amendment to the ICMA-RC VantageCare Retirement Health Savings (RHS) Plan.
21. Approve an agreement for special services with Liebert Cassidy Whitmore for legal services.
22. Receive and file report on the SR99/Yosemite Landscape Project.
23. Determine Miracle Playsystems, Inc., to be the lowest responsible bidder for the Shasta Park Playground Equipment Purchase and award contract for \$84,702.51.
24. Approve an All Inclusive Settlement Agreement and General Release with Joseph and Lucy Parra for the Atherton Drive Extension (S. Union/Atherton) Improvement Project for \$11,500.
25. Approve a Purchase and Sale Agreement and Joint Escrow Instructions with Hugo Saenz, Esther Saenz and David J. Saenz for Assessors Parcel No. 224-021-18 for right-of-way needed for the Atherton Extension (S. Union/Atherton) Project for \$536,500.

Councilman DeBrum pulled Item No. 22 for discussion.

ACTION: APPROVE CONSENT CALENDAR ITEMS 1-21, 23-25 WITH ITEM 3 APPROVED SUBJECT TO SIGNATURE BY THE PARTIES INVOLVED. (DeBrum-Hernandez) Motion carried 5-0.

Discussion of Item a.22

The Public Works Director noted a full report with drawings will be available soon.

ACTION: APPROVE CONSENT CALENDAR ITEM A.22. (DeBrum-Hernandez) Motion carried 5-0.

B. COMMUNITY DEVELOPMENT

1. Consider implementation of a new “One-Stop” Permit Center within the Community Development Department, allocate funds to build the Center and provision of additional modular space for Community Development Department/Redevelopment staff and activities and provide direction to staff as appropriate.

The Community Development Director gave the report on the item. Staff recommends the following actions:

1. Authorize the Community Development Director to negotiate an amendment to the architectural contract with Group 4 Architecture Research + Planning, Inc. to prepare

architectural drawings for the "One-Stop" Permit Center/Modular Building as necessary to secure construction bids;

2. Authorize staff to secure construction bids for all the necessary work required to build the "One-Stop" Permit Center within the Community Development Department, and to provide an adjacent modular building to house Community Development/Redevelopment staff and provide required City facilities;

3. Approve a budget appropriation \$1,350,000 from Development Fees Fund Public Facilities Reserves to account 025-1812-445-53-48, One-Stop Permit Center.

Wayne Gehrke of Group 4 Architecture Research + Planning, Inc., the City's consultant on this project, provided a brief Power Point presentation outlining work completed to date and next steps for the project.

Georgianna Reichelt stated she had been trying to obtain information on the Center Pointe Project from staff and has been unsuccessful. She spoke against the "One-Stop" Permit Center as she felt the public would be left out of the loop.

ACTION: APPROVE RECOMMENDATIONS 1, 2 AND 3 AS NOTED ABOVE. (Snyder-Harris) Motion carried 5-0.

C. MAYOR AND COUNCIL

1. Consider authorizing staff to issue a Request for Proposals for a facilitator to assist with determining support for the possible formation of a downtown improvement district.

Councilman DeBrum introduced the item providing history. He requested the 2001 Downtown Improvement District report be brought before the Council again.

The City Manager explained the intent of using a facilitator in self-determination of the future.

Brenda Franklin, 169 W. Yosemite Ave., spoke in opposition to the proposed \$75,000 expenditure for the use of a facilitator and would like to see existing staff work with the merchants.

Richard Hanson, Manteca resident, spoke in opposition to the proposal.

ACTION: AUTHORIZE STAFF TO ISSUE A REQUEST FOR PROPOSALS FOR A FACILITATOR TO ASSIST IN DETERMINING SUPPORT FOR THE POSSIBLE FORMATION OF A DOWNTOWN IMPROVEMENT DISTRICT. (Snyder-DeBrum) Motion carried 4-1 with Councilman Hernandez voting no.

2. Reconsideration of City Council's decision not to take action on appeal of Planning Commission's denial of a proposed Hand Carwash at 308 E. Yosemite Avenue (Site Plan No. SPC-07-22 and Major Use Permit No. UPD-08-01) and consider whether to approve the appeal; Ralph McChesney III.

Mayor Weatherford provided background on the matter, noting the applicant has requested a vote on the public hearing issue that was held July 21, 2008.

ACTION: MOTION TO RECONSIDER COUNCIL'S DECISION TO TAKE NO ACTION ON APPEAL OF PLANNING COMMISSION'S DENIAL OF A PROPOSED HAND CAR WASH AT 308 E. YOSEMITE AVENUE AND MAJOR USE PERMIT UPD-08-01 BY RALPH McCHESNEY. (Weatherford-DeBrum) Motion carried 5-0.

Richard Hanson, Manteca resident, supported the project as he encourages new businesses.

Mary Jane Hasal spoke in opposition to the location of the proposed business.

Freddie Kooestra, area property owner, spoke in opposition to the location of this proposed business.

ACTION: APPROVE THE APPEAL. (Snyder) The motion died for lack of a second

ACTION: DENY THE APPEAL OF THE PLANNING COMMISSION'S DENIAL OF A PROPOSED HAND CAR WASH AT 308 E. YOSEMITE AVENUE AND MAJOR USE PERMIT UPD-08-01 BY RALPH McCHESNEY. Motion carried 4-1 with a roll call vote with Councilman Snyder voting no.

The City Council meeting was recessed at 7:49 p.m. to go into the Redevelopment Agency meeting. The City Council meeting was called back to order at 7:51 p.m.

D. ORAL COMMUNICATIONS

Emily Smith, Ginger Way resident, reported numerous problems associated with the alley behind the commercial business at the Raley's Shopping Center. The alley backs up to her subdivision. She requested assistance from the City.

Seth Morton, Manteca resident, addressed security issues within Big League Dreams parking lot. He provided the City Council with quotes to provide security for the parking lot from three companies that provide the service.

Georgianna Reichelt spoke to untimely annexations and ignored environmental impact reports.

Roberta Mathews requested a meeting of the mobile accessory and recreational vehicle ordinance committee be called at the earliest possible date so that the matter may be resolved.

Richard Hanson spoke to crime levels within the community.

E. COUNCIL COMMENTS

Councilman Hernandez referenced a call he received requesting a bus stop at the Almond Terrace complex.

Councilman Snyder thanked staff and the consultant for the outstanding presentation made earlier in the evening regarding the proposed one stop permitting center. He spoke to the use of improved technology in the Council Chambers.

Councilman DeBrum inquired about the following: 1) goal setting and team building of the City Council with involvement of the department managers; and, 2) a report within the next 3-5 months outlining capital improvement projects and a capital improvement plan for the community.

Mayor Weatherford met with John Anderson regarding the BMX Park. His committee is preparing a list of items they need for the park. The Mayor congratulated the CERT for the well-run car show held over the weekend. The Mayor reminded the public of National Night Out which is taking place Tuesday, August 5 throughout the community. The Mayor suggested the team building session be held after the November election.

F. ADJOURNMENT

With nothing further to come before the Council, Mayor Weatherford adjourned the meeting at 8:13 p.m. to the next regularly scheduled meeting of the Manteca City Council to be held on Monday, August 18, 2008, at 7:00 p.m., in the City Council Chambers, 1001 W. Center Street, Manteca, California.

**JOANN TILTON, MMC
CITY CLERK**

**WILLIE W. WEATHERFORD
MAYOR**

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.03

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council

From: Chris Moore, CMC
Deputy City Clerk

Date: August 30, 2008

Subject: WAIVE THE FINAL READING BY SUBSTITUTION OF THE TITLE
AND ADOPT ORDINANCE NO. 1412 APPROVING THE SIXTH
AMENDMENT TO THE TESORO DEVELOPMENT AGREEMENT

Recommendation:

Waive the final reading by substitution of the title and adopt Ordinance No. 1412, an Ordinance of the City Council of the City of Manteca Approving the Sixth Amendment to the Development Agreement Relating to the Development Known as Tesoro.

Background:

Council waived the first reading by substitution of the title and introduced Ordinance No. 1412 at its August 4, 2008 meeting. In order to complete the ordinance process, the above action must be taken.

/cm

Attachment

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.04

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council

From: Chris Moore, CMC
Deputy City Clerk

Date: August 20, 2008

Subject: WAIVE THE FINAL READING BY SUBSTITUTION OF THE TITLE
AND ADOPT ORDINANCE NO. 1413 APPROVING THE SECOND
AMENDMENT TO THE SUNDANCE DEVELOPMENT
AGREEMENT

Recommendation:

Waive the final reading by substitution of the title and adopt Ordinance No. 1413, an Ordinance of the City Council of the City of Manteca Approving the Second Amendment to the Development Agreement Relating to the Development Known as Sundance.

Background:

Council waived the first reading by substitution of the title and introduced Ordinance No. 1413 at its August 4, 2008 meeting. In order to complete the ordinance process, the above action must be taken.

/cm
Attachment

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.05

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council

From: Chris Moore, CMC
Deputy City Clerk

Date: August 20, 2008

Subject: WAIVE THE FINAL READING BY SUBSTITUTION OF THE TITLE
AND ADOPT ORDINANCE NO. 1414 APPROVING THE SECOND
AMENDMENT TO THE OLEANDER ESTATES DEVELOPMENT
AGREEMENT

Recommendation:

Waive the final reading by substitution of the title and adopt Ordinance No. 1414, an Ordinance of the City Council of the City of Manteca Approving the Second Amendment to the Development Agreement Relating to the Development Known as Oleander Estates.

Background:

Council waived the first reading by substitution of the title and introduced Ordinance No. 1414 at its August 4, 2008 meeting. In order to complete the ordinance process, the above action must be taken.

/cm
Attachment

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.06

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council

From: Chris Moore, CMC
Deputy City Clerk

Date: August 20, 2008

Subject: WAIVE THE FINAL READING BY SUBSTITUTION OF THE TITLE
AND ADOPT ORDINANCE NO. 1415 APPROVING THE SECOND
AMENDMENT TO THE VILLA TICINO WEST DEVELOPMENT
AGREEMENT

Recommendation:

Waive the final reading by substitution of the title and adopt Ordinance No. 1415, an Ordinance of the City Council of the City of Manteca Approving the Second Amendment to the Development Agreement Relating to the Development Known as Villa Ticino West.

Background:

Council waived the first reading by substitution of the title and introduced Ordinance No. 1415 at its August 4, 2008 meeting. In order to complete the ordinance process, the above action must be taken.

/cm
Attachment

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.07

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council

From: Dave Bricker, Chief of Police

Date: August 19, 2008

Subject: Waive the final reading by substitution of the title and adopt ordinance No.1416 adding sections 6.10.010 through 6.10.150 regarding the mandatory spaying and neutering of pit bull breeds

Recommendation:

Waive the final reading by substitution of the title and adopt ordinance No. 1416, an ordinance of the City Council of the City of Manteca, adding sections 6.10.010 through 6.10.150 regarding the mandatory spaying and neutering of pit bull breeds.

Background:

At your meeting of August 18, 2008, Council waived the first reading by substitution of the title and introduced ordinance 1416. The above action must be taken to finalize the ordinance process.

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.08

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council

From: Chris Moore, CMC
Deputy City Clerk

Date: August 20, 2008

Subject: WAIVE THE FINAL READING BY SUBSTITUTION OF THE TITLE
AND ADOPT ORDINANCE NO. 1417 AMENDING CHAPTER 15.04
AS IT RELATES TO THE GOVERNMENT BUILDING FACILITIES
FEE FOR RESIDENTIAL LAND USES

Recommendation:

Waive the final reading by substitution of the title and adopt Ordinance No. 1417, an Ordinance of the City Council of the City of Manteca Amending Chapter 15.04 of the Manteca Municipal Code as it Relates to the Government Building Facilities Fee for Residential Land Uses.

Background:

Council waived the first reading by substitution of the title and introduced Ordinance No. 1417 at its August 4, 2008 meeting. In order to complete the ordinance process, the above action must be taken.

/cm
Attachment

**City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.09**

Reviewed by
City Mgr's Office:/s/SJP

TO: Manteca City Council

FROM: Jeff Koester, Assistant Engineer

DATE: August 15, 2008

SUBJECT: Call for Bids for "Senior Center Parking Lot Modifications CDBG (MAN-08-05) Project"

RECOMMENDATION:

Approve plans and specifications and authorize a call for bids for the "Senior Center Parking Lot Modifications CDBG (MAN-08-05) Project" with a bid opening date of October 8, 2008.

BACKGROUND:

Plans and specifications have been completed for the Senior Center Parking Lot Modifications CDBG (MAN-08-05) Project. This project will consist of the regrading of the parking lot on the east side of the Senior Center. Improvements will be made to the storm drainage and all work will be constructed to current ADA requirements. New pavement and sidewalk will also be part of this project. Copies of the detailed plans and specifications are available for review in the Public Works' office.

This project is funded through CDBG funds. Total funding of \$212,743 for this Project has been included in the FY2008-09 budget in Account No. 014-1904-445-54-05.

ATTACHMENT:

Notice to Contractors

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.10

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council
From: Jeff Kendall, Public Works
Date: August 25, 2008
Subject: Airport/Daniels Area Improvement Project - Phase IV, Change Order

Recommendation:

Approve Change Order No. 2 for the Airport/Daniels Area Improvement Project - Phase IV, increasing the contract amount by \$113,480.71.

Background:

The attached change order for the Airport/Daniels Area Improvement Project - Phase IV involves the following items:

- Relocate existing electrical conduit and install new pull boxes;
- Additional asphalt materials costs. The increased cost for asphalt oil is \$11.85 per ton, with approximately 3,605 tons of asphalt used on this project.
- Additional asphalt work on South Airport Way.

The above three items were not included in the original contract.

Attachment:

Change Order #2

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.11

Reviewed by
City Mgr's office: /s/SJP

Memo to: City Council

From: Jim Stone, Deputy Director of Public Works – Utility Services

Date: August 18, 2008

Subject: Accept Grant of \$17,072 from the Department of Conservation and
Appropriate the Grant Receipts to the Beverage Container Grant Account
(066-2406-482-23-28)

Recommendation:

1. Accept grant of \$17,072 from the Department of Conservation.
2. Appropriate \$17,072 of grant receipts to the Beverage Container Grant Account # 066-2406-482-23-28.

Background:

The City of Manteca received \$17,072 from the Department of Conservation to promote recycling. This money can only be used to promote recycling. In the past we have used this money to advertise the City's recycling programs in local High School football and choir programs and yearly calendars. We have also used this money to reward schools with benches made out of recycled plastic lumber. Promotional items, such as T-shirts, pens, water bottles and coffee cups handed out at City functions are also purchased with these Grant funds.

Attachments:
None

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.12

Reviewed by
City Mgr's office /s/SJP

Memo to: City Council

From: Jim Stone, Deputy Director of Public Works – Utility Services

Date: August 18, 2008

Subject: Approve Transfer of \$9,000 from Part Time Custodial (Account 001-2306-511-10-02) To Building Maintenance Professional Services (Account 001-2306-512-27-00)

Recommendation:

Approve Transfer of \$9,000 from Part Time Custodial (Account 001-2306-511-10-02) To Building Maintenance Professional Services (Account 001-2306-512-27-00).

Background:

\$12,375 was budgeted in account 001-2306-511-10-02 for part-time custodial coverage on weekends. The current part-time custodian will retire on August 31, 2008. It has been extremely difficult to find reliable part-time weekend custodians. To solve this problem, weekend custodial service for some areas will be contracted out. Funds must be transferred to pay for the contracted work.

Contract personnel will not have unaccompanied access to city facilities, and will not work in restricted areas, but will provide basic service (disinfect restrooms, empty trash, stock paper supplies) at the Library, WQCF, Animal Control, and Golf Clubhouse. This will allow full time staff to concentrate on Police facilities and Senior Center needs, and to work on detail cleaning such as carpet extraction, windows, and floor renovations.

Attachments:

None

**City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.13**

Reviewed by
City Mgr's Office: /s/SJP

TO: Mayor and Council

FROM: Frederic M. Clark, Assistant Director of Public Works

DATE: March 19, 2008

SUBJECT: **Union Ranch Unit No. 1 Subdivision
ACCEPT PUBLIC IMPROVEMENTS**

RECOMMENDATIONS:

Accept public improvements known as Union Ranch Unit No. 1 Subdivision (Tract No. 3423), and approve exoneration of the performance bond for same; and approve exoneration of the labor and materials bond for same six (6) months after the date of acceptance.

DISCUSSION:

The Union Ranch Unit No. 1 Subdivision public improvements have been completed in accordance with approved plans and specifications and adopted City Standards. Refer to attached memo for the City Construction Inspector.

ATTACHMENT:

Construction Inspector Memo

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.14

Reviewed by
City Mgr's office: /s/SJP

Memo to: City Council

From: Jose Jasso, Administrative Analyst
Public Works Department

Date: August 18, 2008

Subject: Approve Specifications and Authorize a Call for Bids to Furnish and Deliver One (1), New Loader/Backhoe

Recommendation:

Approve specifications and authorize a call for bids to furnish and deliver one (1), new Loader/Backhoe for the Water Division.

Background:

The continued increase in the number of water line leaks over the past couple of years has increased the need for a loader/backhoe. The loader/backhoe will be driven to jobsites saving valuable time and minimizing the disruption of services for the affected customers. The time required to excavate the utility would also be drastically reduced. This piece of equipment offers the versatility of excavating, backfilling, and materials handling, reducing the risk of injury caused by strenuous physical activity.

Funds in the amount of \$35,000 are budgeted in FY 08-09 in account 068-2408-494-4858.

Attachments: Notice Inviting Bids
Specifications for Loader/Backhoe
(Agenda Memo Specs Loader/Backhoe 2008.doc)

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.15

Reviewed by
City Mgr's office: /s/ SJP

Memo to: Manteca City Council
From: Steven J. Pinkerton, City Manager
Date: August 26, 2008
Subject: Status Report on Major Projects

Recommendation:

Receive and file Project Status Report for September 2, 2008.

Background:

Enclosed is the monthly revised listing of the estimated timelines regarding some of the City's current major projects. It is not a complete list but represents projects that continue to generate the most interest in the community. If you would like to see additional projects added, please let me know and I will add it to the next periodic update.

They are arranged in alphabetical order and give an overview of when these projects should be delivered. However, some of these estimates are still rough due to the dependency on forces outside of the City's control. Additional information may be obtained from the individual departments responsible for their delivery.

Changes from the August 4 report in description or schedule, as well as added items, are highlighted in bold face italics for easier reference. In addition, the "Completed Projects" section at the end lists major projects completed within the last six months

Staff has also posted this update on the City's website so that members of the public can see the status of the various projects.

City Council Agenda
September 2, 2008
Consent Calendar
A.16

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council
From: Karen L. McLaughlin, Assistant City Manager
Date: August 27, 2008
Subject: Annexation Agreement with Manteca Unified School District

Recommendation:

Approve an Annexation Agreement with the Manteca Unified School District.

Background:

On June 11, 2008, the City Council approved an agreement with Manteca Unified School District to provide temporary out-of-area water and sewer service for the MUSD property along the north side of Louise Avenue.

That agreement acknowledges the protected use of the school farm, even once annexed to the City, through an annexation agreement. That protected use, according to the out-of-area agreement, "would occur with an agreement between the City and the District. The Agreement will be developed with assistance from the District Ag Teachers, who will be advised by the District Ag Advisory Committee, with the purpose to protect the Farm and the Agricultural Education programs at the Farm."

The attached annexation agreement was prepared in conjunction with the MUSD, its ag teachers and Ag Advisory Committee. The agreement was presented to the MUSD Board of Trustees on August 26, 2008, and was approved by a vote of 5-2 (Trustees Teicheira and Medeiros voting "No.).

The City is proceeding with the annexation of the entire MUSD property - including the site of the new administration building and the farm.

KLM

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.17

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council
From: David Vickers, Transportation Analyst
Date: August 20, 2008
Subject: Notice of Completion, Cottage/North Traffic Signal Project.

Recommendation:

1. Accept the Cottage/North Traffic Signal Project as complete.
2. Approve Change Order No. 1, reducing the project cost by \$3,620.
3. Authorize the City Clerk to file a Notice of Completion.

Background:

This project involved the installation of a traffic signal at the intersection of Cottage Avenue and North Street.

Funds for this project are budgeted in Account Number 046-2006-445.56-31. The total project cost was \$184,508.

The Contractor for the project is Mike Brown Electric Company.

As noted in the Construction Inspector's August 5, 2008 memo (attached), the project has been completed in accordance with the approved plans and specifications.

Attachments:

1. Notice of Completion
2. Change Order No. 1
3. Inspector's Acceptance

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.18

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council
From: Johanna Ferriera, Project Analyst
Date: August 21, 2008
Subject: Approve Memorandum of Understanding with the San Joaquin Council of Governments (SJCOG)

Recommendation:

Approve the Memorandum of Understanding with the SJCOG regarding the coordination of ongoing transit planning and programming federal funds that support the ongoing and future deployment of transit services by the City of Manteca.

Background:

In accordance with FTA requirements and Safe, Accountable, Flexible, and Efficient Transportation Equity Act – A legacy for Users (SAFETEA-LU) - all FTA 5307 grant recipients are required to develop publish, afford an opportunity for a public hearing on, and submit for approval a Program of Projects (POP). As a way to fulfill this request, recipients are permitted to rely on the Metropolitan Planning Organizations. In Manteca's case, the San Joaquin Council of Government's (SJCOG) has been established as the Public Participation Process. FTA regulations require a written agreement that identifies these planning responsibilities. The MOU will satisfy this regulation.

The purpose of this MOU is to:

- Foster a cooperative and mutually beneficial working relationship between SJCOG and Manteca for the provision of comprehensive, effective, and coordinated transit planning on behalf of the Manteca Transit public transportation system; and,
- Delineate the transit planning responsibilities in coordination with the State of California for the purpose of programming federal funds within the SJCOG Federal Transportation Improvement Program (FTIP).

Subsequent to approval and signature by the mayor, staff will forward the MOU to SJCOG for approval.

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.19

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council

From: George Montross, Parks Planning and Development Superintendent, via
Steve Houx, Parks and Recreation Director

Date: August 22, 2008

Subject: Accept Villa Ticino Playground "Equipment" Installation Project

Recommendation:

Accept the Villa Ticino Playground "Equipment" Installation Project as complete and authorize the City Clerk to file a Notice of Completion for same.

Background:

The Villa Ticino Playground "Equipment" Installation Project has been completed according to the plans and specifications. A related project - the installation of the improvements around the playground equipment - is also being presented to Council for final acceptance as a separate agenda item. The contractor, Community Playgrounds, Inc., completed this project on August 25, 2008, for the contract price of \$28,980. There were no Change Orders for this project.

City Council Agenda
September 2, 2008
Consent Calendar
Agenda Item No. A.20

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council

From: George Montross, Parks Planning and Development Superintendent, via
Steve Houx, Parks and Recreation Director

Date: August 22, 2008

Subject: Accept Villa Ticino Playground "Improvement" Project

Recommendation:

1. Approve Change Order #1, increasing the contract amount by \$331.00.
2. Accept the Villa Ticino Playground "Improvement" Project as complete and authorize the City Clerk to file a Notice of Completion for same.

Background:

Installation of the Villa Ticino Playground "Improvements" has been completed in accordance with the approved plans and specifications. Grover Landscape Services Inc. completed this project August 22, 2008. A related project - the installation of the actual playground equipment - is also being presented to Council for final acceptance as a separate agenda item. Contract price was \$108,728. There is one Change Order in the amount of \$331, bringing the total contract price to \$109,059.

Change Order #1 includes the cost of labor, equipment, and materials associated with a change in the style of picnic table that was installed. The new style of table has a perforated table top and seats, along with a black finish, to reduce the potential to collect graffiti.

Funds are available in the Park Fee Account 050-2505-465.52-31 and the project funding has been reviewed by the Finance Director.

City Council Agenda
September 2, 2008
Public Hearings
Agenda Item No. B.01

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council
From: Dave Bricker, Chief of Police
Date: August 19, 2008
Subject: Automated Red Light Traffic Enforcement and Collision Avoidance System

Recommendation:

After taking public testimony, determine Nestor Traffic Systems to be the sole source provider of the automated red light enforcement and traffic collision avoidance system and authorize the Mayor to sign an agreement with Nestor Traffic Systems for the installation and maintenance of this system at six intersections.

Background:

At the Council Meeting of August 18, 2008, the Council approved in concept the installation and operation of an automated red light enforcement and collision avoidance system at six intersections within the City of Manteca. California Vehicle Code section 21455.6 requires a public hearing be conducted on the proposed use of an automated enforcement system prior to authorizing the City to contract for the use of the system.

Nestor Traffic System's (NTS) automated traffic enforcement system utilizes a computerized camera control system. Unlike other red light camera systems that require significant roadway alterations to bury pressure or magnetic camera actuators, the NTS system uses computerized camera targeting system that requires no roadway modifications. This will result in minimal interruption of traffic flow during installation and ease of repair. In addition, the NTS system provides collision avoidance technology. By exercising limited control over the changing of the traffic lights, the NTS system can delay the changing of cross traffic signals until the intersection is clear, minimizing the likelihood of a collision. Nestor Traffic Systems is the only vendor the technology in this format.

We are requesting that, after taking public testimony, the Council find Nestor Traffic Systems to be the sole source provider of the automated red light enforcement and collision avoidance technology and authorize the Mayor to sign an agreement with Nestor Traffic Systems for the installation and maintenance of this system at six intersections in

Manteca. Further, staff is requesting Council authorize a budget adjustment of \$189,000 to Professional Services - Traffic Enforcement (001-1101-442-27-35) and to Vehicle Codes Fine Revenue (001-0000-331-03-00) to reflect the projected revenue from and cost of the operation for this system through the remainder of FYE-09.

The City Attorney has reviewed the agreement documents and has approved them as to form.

City Council Meeting
September 2, 2008
Police
Agenda Item No. C.01

Reviewed by:
City Manager's Office:/s/SJP

Memo to: Manteca City Council
From: Dave Bricker, Chief of Police
Date: August 11, 2008
Subject: Receive and File a report on the Police Department's response to crime in Manteca.

Recommendation:

Receive and file a report on the Police Department's response to crime in Manteca.

Background:

Law enforcement agencies throughout the United States maintain records regarding the number and type of crimes committed in their jurisdictions. These crime levels are reported to the Department of Justice and published annually in the Uniform Crime Reports (UCR). The UCR monitors murder, rape, robbery, arson, aggravated assault, burglary, larceny, auto theft and 21 other offenses, and reports on the levels of crimes occurring in geographical area based on population. During 2006, the last year the UCR was completed, the rest of the country showed a 1.9% increase in crime, while Manteca showed an 11% overall drop in crime.

In 2007 and 2008, with some specific exceptions, Manteca continued to show a steady reduction in crime. This includes a 10% reduction in sexual assaults, 16.5% reduction in auto theft, 69% reduction in arson, 15.8% reduction in domestic violence, and 28.5% reduction in fraud and forgery. Total felony offenses occurring in Manteca decreased by 11.5%. However, during 2007 and 2008, we realized a 38.7% increase in residential burglary, and 42.3% increase in aggravated assaults. Most of the violent crime was due to gang-on-gang violence.

Property Crime

Property crime includes burglary, shoplifting, auto theft and fraud. These offenses are generally crimes of opportunity. With few exceptions, the suspects in these crimes exploit open doors, keys left in ignitions, poor security, and property left unattended. The Department has three detectives assigned to the investigation of property crimes and one agent assigned to the Delta Regional Auto Theft Task Force. The national average for

the closure rate on property crimes is 32%. Manteca's closure rate on the same offenses is 48%.

In 2005 and 2006, the Modesto/Stockton area had the highest auto theft rate in the nation. The Department initiated an aggressive education campaign to encourage drivers not to leave their vehicles running and unattended. This, coupled with use of bait cars and the efforts of the Task Force, resulted in an almost 40% reduction in overall auto thefts in 2007 and an additional 16.5% reduction so far this year.

Most residential burglaries are committed between 10:00 a.m. and 2:00 p.m. by unsupervised juveniles, many of whom are truant from schools. This year we have seen a 38.7% increase in residential burglaries. A significant number of these burglaries have been tied to gang members and juvenile burglary crews. In one series of crimes, we have arrested the same juveniles four separate times. Insufficient room at Juvenile Hall results in the juveniles being released to their parents almost immediately upon being arrested.

To reduce the burglary rate in Manteca, the Police Department is working with the Manteca Unified School District and the School Resource Officers to reduce truancy. The Department is working with the District Attorney's office to require ankle monitoring for any juvenile released for burglary. We have also tasked our Street Crimes Units into the high-burglary areas for preventive patrol. We are taking steps to free up more of the patrol officer's time for preventive patrol by using online reporting systems and utilizing Community Service Officers to answer non-emergency calls. The Department also uses our volunteer SHARP unit for neighborhood patrol, providing the police with additional eyes in the neighborhood.

Shoplifting and commercial theft is a significant problem in any community that has active retail business. Manteca's shoplifting incidents rose 5.6% in 2007, which would be consistent with the increase in number of retail establishments opening that year. With the development of the Highway 120 corridor, the concern is the influx of professional shoplifting and retail theft crews. The Department is working with the Community Development Department and project developers to design crime reduction systems, such as cameras and license plate readers, into the design of new retail complexes. We are also working with developers to create police offices within the complexes so that Department volunteers and officers will have a presence. We will work with loss prevention officers and complex security to provide them with training and assistance to ensure the greatest possible security for the businesses and safety for the patrons.

Identity theft and computer-based crimes are some of the most difficult to investigate. The suspects in these cases quite often are not in our community and, sometimes, are not even in our country. The suspects prey on the victim's trust, naiveté, hope and greed to obtain critical personal information that allows the suspect access to credit or bank accounts. The Department works in partnership with the Sacramento Cyber-Crimes Taskforce to investigate computer-based crime. We are also conducting an aggressive public information campaign through the media and speakers bureau to teach citizens

how not to be a victim of computer fraud. We are partners with the Convention and Visitors Bureau in the “Shred It” campaign, where we have shredded confidential personal documents for citizens so they would not be discarded in the landfill, thus making them available to identity thieves. At National Night Out, the “Shred It” program shredded over 4,000 pounds of documents.

Violent Crime

Manteca is a safe place to live. Our incidents of violent crime have always been well below national and state averages. Considering Manteca’s close proximity to two large cities whose violent crime rates are among the highest per capita in the nation, this is quite an accomplishment. However, in the past year, we saw a 10.3% increase in robbery. Approximately 40% of the robberies in Manteca were bank robberies where no weapon was involved, 30% were retail robberies, and 30% were strong-arm robberies. A total of 24% of all of the robberies have been closed by arrest. The Department has two Detectives assigned to investigate crimes against persons, including robbery. These investigators work with other local agencies, the District Attorney’s Office, and the FBI to identify and prosecute robbery suspects.

The largest increase in any crime area is aggravated assault. This is an assault with a weapon or with sufficient force to result in significant injury to the victim. In this area, we experienced a 42% increase in the past year. These offenses were almost exclusively gang-on-gang violence. The Department is taking significant steps toward dealing with the City’s gang issue. This will be explained in detail later in this report.

Code Enforcement

Code Enforcement is the Department’s main enforcement unit for “quality of life” issues. Their primary purpose is to ensure that health, safety, and community aesthetic ordinances are enforced, and that proper permits are obtained regarding construction, encroachment, modification, and use of property.

The City implemented a Code Enforcement program in 2002. The single Code Enforcement officer was assigned to the Community Development Department and responded on a “complaint-only” basis. That year, the officer handled 228 cases. In 2005, Code Enforcement transferred to the Police Department. During 2007-08, the same Code Enforcement Officer handled 753 cases. In the first six weeks of the current fiscal year, the officer has responded to 116 complaints, potentially putting us on target for over 1,000 cases this year. While some of the cases are now initiated by the officer or at the direction of the Department, the majority of cases are still based on citizen complaints.

A second Code Enforcement officer, funded through the RDA, has been authorized in this year’s budget. Recruitment for that position will begin within the next few weeks. Two SHARP volunteers assist the Code Enforcement Officer by identifying neighborhood problems and photographing subject locations. In addition, the Department will be cross training the Department’s Community Service Officers to handle some of the short-term code enforcement issues.

The majority of the code enforcement complaints revolve around the parking and storage of boats, RV's, Trailers, and recreational equipment. Also high on the list were graffiti, inoperable vehicles on private property, property maintenance, and vacant or abandoned structures.

Code Enforcement Topic Counts
July 1, 2007 Through June, 30, 2008

Topic	Count
Boats, Trailers, RVs	217
Graffiti	90
Parking Violations	78
Inoperable Vehicle	60
Vacant and/or Unsecured Structure	53
Garbage and Debris	45
Property Maintenance	36
Vehicle abatement - Private property	29
Zoning Code Violation	28
Encroachment on public property	18
Vehicle Code Violation	13
Other Violation	12
Fencing and/or landscaping	11
Occupied Vehicle / RV	11
Garage Sales	11
Un-Fenced Swimming Pool or Spa	9
Signs	8
Trash Containers Left in Public View	7
Business License Violation	7
Home Occupation	4
Vehicle abatement - Public property	3
Noise Ordinance Violation	2
Home Occupation Permit	1
Total	753

Gangs

Manteca's gang problem is not a new phenomenon. Some Manteca gangs have been in existence for three generations. However, gang violence began to escalate dramatically in 2005. During that year, we saw a 22.33% increase in aggravated assault attributed primarily to gang activity. Drive-by shootings, an almost unheard of occurrence in Manteca, became increasingly more commonplace. By the end of the year, there were approximately 200 documented gang members and over 1,000 gang associates living in Manteca.

By 2006, warring gang members had staked out a local park and declared it their territory. Gang fights, stabbings, and shootings became an almost nightly occurrence around this park. Through directed patrols, targeted enforcement, and neighborhood outreach, we were able to displace the gangs from the park. They did, however, relocate to a different park in the City, requiring us to repeat the process in another neighborhood a few months later. The overtime-driven enforcement effort was able to reduce the aggravated assault rate in 2006 by 19% but was unable to make a significant impact on overall gang participation and activity within the City. During 2007, the aggravated assault rate rose another 42.31% - attributed almost totally to gang-on-gang violence.

In 2007, Council authorized the initiation of a full-time gang unit. Supported by Measure "M" funding, the unit now has a Sergeant and three officers.

"Target E to the Power of 3"

In November of 2006, the Department met with stakeholders in the Manteca Unified School District and local service providers as well as the Department's Public Affairs Officer to create a comprehensive plan to address gangs. Over the next two months, we developed a strategy called "Target E to the Power of 3." The plan is a three-pronged approach to reducing youth gang involvement, addressing not only enforcement but also education and environment issues essential to keeping kids out of gangs and encouraging them leave the gang life. In July of 2007, the "Target E3" concept was presented to the City Council for approval.

Education provides youth with the tools to avoid gang involvement, control their violent emotions and interact with others. It also provides parents with training in recognizing at-risk behavior and provides them with positive parenting skills.

- The Department, in partnership with the Boys and Girls Club, has designed a Junior Crime Scene Investigation (CSI) program for the Club, with a target group of 4th, 5th, and 6th graders. All instructional staff members are Manteca Police personnel. In July, we gave two presentations of the program. Additional presentations are scheduled for this spring and Christmas breaks. Next summer, we will also be presenting the Kids Police Academy as a follow up to the CSI program. This program is designed for 7th and 8th graders.
- The South County Crisis Center (SCCC) provides family violence intervention and counseling service. In January of 2007, the Police Department worked with SCCC to expand its program to include youth anger management and adult parenting classes. In June of 2007, the Executive Director of SCCC, San Joaquin County Probation Department, and the San Joaquin County Office of Education negotiated an agreement to provide court- and school-ordered youth anger management programs with a focus on gang members. As an enhancement to the court-ordered training for the youth gang offender, SCCC will provide parenting classes for their parents. The parenting classes are conducted at the same time as

the youth's class and at the same facility. They have now expanded those programs to include substance abuse and gang intervention training.

- In January of 2008, we assigned a bilingual officer to the Gang Unit. He was tasked to reach out to the 11% of Manteca's population who are Spanish speaking only or have English as a second language. To date, he has given four informational gang presentations to the Spanish speaking community and has three others scheduled.
- One School Resource Officer (SRO) is assigned to each of the three high schools and one to the elementary schools. This year, the Department added one SRO/Gang Officer through the Measure "M" hiring plan. This officer is assigned to gang intervention. We have recruited an officer for this position with prior experience in presenting Gang Resistance Education and Training (GREAT) and in youth counseling.
- The Department is developing a gang awareness website that will be linked to the Department's web page. The website, called "Teaching Awareness and Gang Suppression (TAGS)," will provide parents with valuable information to help them identify signs of gang participation in their children and kids with information about school bullying, gang resistance, and substance abuse. The website will include a list of local resources individuals can contact to seek help or information.
- The Gang Unit, Chief of Police, and the Public Affairs Officer continue to give public presentations to service clubs, youth organizations, churches, and schools on gang resistance and alternatives.

Environment deals with the community in which the youths live and where the gang activity is taking place. Working on the concept that crime will grow to the level a community is willing to tolerate, the goal is to increase community pride and reduce their tolerance in crime by improving their environment. Environment also means providing options for youth who wish to stay out of gangs or escape from the gang life. It is not enough to tell them there are alternatives to gangs and not provide access to them.

- The Department's senior volunteer unit, Seniors Helping Area Residents and Police (SHARP), includes graffiti and abandoned auto abatement teams. This unit concentrates its efforts in the high-gang-activity areas. The Public Works and Parks Departments also have graffiti abatement personnel who concentrate on vandalism to City property. We attempt to remove all gang graffiti found on City property or sound walls within 72 hours of its discovery. Abandoned vehicles are marked and towed as soon as the ordinances would allow.
- We have coordinated with the Regional Administrator of Caltrans for the timely removal of all gang graffiti from freeway property adjacent to the City.

- The Code Enforcement officer and the SHARP unit have been tasked to contact private property owners to have gang graffiti removed from their property within 72 hours as dictated by City ordinance.
- Neighborhood meetings are being organized in the high-gang areas and held in the parks where gangs frequent. Bilingual Department employees and the Public Affairs officer conduct these informational meetings regarding gang identification and reporting. Neighborhood Watch programs are being established in areas where the residents were willing to participate.
- The Department is in the process of developing a Police Activity League. This team will work in partnership with the Boys and Girls Club, Parks and Recreation Department, churches and community groups to bring sports, enrichment, and recreation programs to the parks and community centers in the neighborhoods of Manteca. It is our goal to provide positive outlets for youth as an alternative to the gang life.
- The Department is working with the Stockton Police Department and the Sheriff Department to establish a Peacekeepers Program in Manteca. This program employs former gang members as coaches and intervention operators within the gang community. They help direct at-risk and gang-involved kids to education and jobs, help obtain tattoo removal, and assist them through mentoring and support.
- The Department is creating a non-profit program called the "Chief's Initiative." This 501(c)(3) program will operate as a funding mechanism for community outreach programs such as Operation Dizzy, Peacekeepers, and the Police Activity League. The Chief's Initiative will be patterned after a similar program at the Fresno Police Department, and will operate with a set of bylaws and a Board of Directors outside of the Police Department.

Enforcement is the tool used to disrupt and displace gang activity. It involves direct police action, effective prosecution, and creating an environment where gang members believe it is likely they will be identified and arrested. The Department has three investigators and Sergeant assigned to the Street Crimes Unit-Gangs Detail.

- The SCU-Gangs Unit compiles and maintains the Department's gang files and enters this information into the Cal-Gang database. It was designed to ensure that our existing files met legal requirements for retention and that identified gang members were properly documented. The file review, coupled with internet searches of sites such as MySpace and Craig's List, has resulted in the documentation of nearly 100 additional gang members. This information, along with current gang activity, is disseminated to the of Department's officers through a monthly gang bulletin.
- The Gang Unit coordinates with county, state and local law enforcement agencies to initiate aggressive gang-enforcement operations. Between July -

2007 and June 2008, the SCU-Gang Unit conducted eight large-scale gang sweeps with County Probation and State Parole, as well as with the gang units from surrounding jurisdictions. The sweeps resulted in the arrest or return to custody of 66 individuals. The unit also conducted daily enforcement operations and field contacts in the high-gang-activity areas.

- The Department has met with the owner/managers of local businesses known to be gang “hang outs.” We have discussed methods the businesses can employ to maintain control of their property and eliminate gang activity on or around their business. We are working with State agencies such as Alcoholic Beverage Control to ensure that the businesses remain in compliance
- The SCU-Gang Unit, supported by the Narcotics Unit and Patrol, conducts aggressive investigation of known gang members and gang crime. This includes field contacts, probation and parole searches, surveillance and zero-tolerance enforcement of the law related to gang activity. In the past 12 months, this has resulted in the arrest of 113 individuals, the recovery of 33 firearms, and the seizure of drugs, explosives, knives and improvised weapons, and stolen property and vehicles.
- The Department is working with the Courts and Probation Office to incorporate “stay away” and “non-association” clauses in the probation or release requirements of convicted gang members. These clauses prohibit the individual from being near known gang houses or locations, or from associating with other gang members.
- The City has allocated \$30,000.00 in Federal Community Development Block Grant (CDBG) funds to install a camera monitoring system in our two most active gang parks. This will allow officers to monitor activity in the park from the computer screens in their patrol vehicles via a mesh network. The Police Department is working with Public Works and local shopping centers to interface the camera systems at the bus stops and shopping areas to the Police Department’s system. This will allow them to be monitored by the Police for increased public safety. The park camera project will require additional funding to implement. It is the Department’s intention to utilize Supplemental Law Enforcement Funding to complete the project if the State budget still contains that funding.
- Gang members tend to congregate at a member’s home for loud and often violent parties. Drive-by shootings and fights frequently occur at these locations. Citizens are often afraid to report gang houses for fear of retaliation. In October of 2007, a new noise abatement ordinance was enacted that allows officers to take enforcement action against “party houses” without needing to have a named reporting party.

Outcome

While the Department's gang intervention and enforcement strategy continues to be a work in progress, it has already shown a significant impact on gang-related crime. In 2007, there was a 21% increase in the arrests of juvenile gang members. The SCU-Gang Unit seized two large gang arsenals of firearms and successfully prosecuted the "shot callers" of two local gangs for felonies crimes and gang enhancements netting long prison terms.

The future of gang enforcement in Manteca will be challenging. With the anticipated release of 44,000 inmates from state custody over the next three years, and the recommended shift of the supervision of these career criminals from State Parole to County Probation, much of the supervision and monitoring of these individuals will become the responsibility of local law enforcement. Many of these parolees will be criminally sophisticated adult gang members. Proposed elimination of COPS and Proposition 172 funding for law enforcement, coupled with the sluggish economy, will impact many agencies' ability to keep pace with what is likely to be a sharp rise in crime. Fortunately, with the secure public safety funding stream created by Measure "M" and the support of the City Council and the citizens of Manteca, the Manteca Police Department will be ready for the challenge.

City Council Agenda
September 2, 2008
Mayor and Council
Agenda Item No. D.01

Reviewed by
City Mgr's office: /s/SJP

Memo to: Manteca City Council
From: Mark C. Nelson, Community Development Director
Date: August 26, 2008
Subject: Development Services Action Plan - Status Report

Recommendation:

That the City Council accept the status report and direct the City Manager to implement all nine recommendations, and report back periodically to update this status report.

Background:

Councilman Snyder requested this update item be placed on the Council agenda for discussion and possible action.

In January 2008, the City initiated a series of workshops conducted by our outside consultant, Mr. Scott Chadd, designed to focus on development related issues. These workshops elicited input from community organizations, developers, land-use consultants and other affected participants regarding how the City responds to serving these diverse interests. With the support of the City Council, those workshops resulted in a report being endorsed by the City Council which focused on nine recommendations. Presented below is a summary of our actions to date in response to each of the nine recommendations:

Recommendations #1 and #2

Direct staff to complete the space needs study with the goal of moving into a new civic center/city hall within 5 years.

Direct staff to develop an interim permit center at the current campus location to house all of the necessary functions, skill sets, and staff resources to have a "one-stop permit center."

These two recommendations are in the process of being implemented. A space needs consultant has been retained and is working on both. The new civic center/city hall will

be the most difficult, time consuming and costly. The cost of constructing such a facility, and its ultimate location, are questions that will generate a lot of public discussion. The creation of an interim permit center has moved much faster than the plans for a new civic center. The City Council on August 4, 2008 approved funding for the creation of an interim one-stop permit center. Staff and the consultant are working on a contract amendment so the consultant can prepare architectural drawings needed to begin construction on the center. The plan is to have the new modular completed by February 15, 2009, and the improvements to the existing Community Development Department building to house the actual permit center to be completed by May 2009. Keeping the permit center operating efficiently, and Planning and Building Safety staff, and the public satisfied during the construction process is going to be a challenge.

There is an increasing understanding of the importance of having all of the needed staff available at the permit center. It is now apparent that the affected departments are ready and willing to provide the required staff. This includes, but is not limited to Finance, Public Works, Police, Fire, Building, Planning and, perhaps RDA. The reporting relationships, performance evaluations, interdepartmental coordination, process and procedures are in the process of being designed.

Recommendation #3

Direct staff to update master plan documents for all infrastructure required to build out the general plan, including: capital improvement programs (fully funded), schedules and program level environmental impact reports.

This is one of the most comprehensive issues for the City of Manteca. Transportation, Water, Wastewater, and Storm water infrastructure are each essential elements in the continued growth and prosperity of the community. Much progress has been made and much remains to be done.

Transportation

This is going to be a large and growing expense for the City of Manteca. The General Plan calls for certain Levels of Service (LOS is a measure of delay and congestion) on the road system. As the community has grown, the City's plans and fees have not been adequately updated and, thus, developers have not been required to provide the revenue necessary to build, or connect, the needed system components. The result is a City with short sections of beautiful streets interspersed with substandard narrow sections of "country roads," overloaded interchanges between the surface street system and the State and Federal freeways, and a growing perception of congestion, delay, and accidents. Modifications to existing interchanges are required, as are the construction of new interchanges. There is not money to do these things and they are very expensive, time consuming, and disruptive of the community. There is no simple or easy exit from this problem. The Public Facilities Implementation Plan (PFIP) for transportation (currently in debt) has not served the needs of a growing community. We recommend the City move to a Transportation Impact Mitigation Fee program that requires developers to

build systems and pay dollars toward the construction of those parts of the system for which they have some joint responsibility; in addition to aggressively seeking funding from other sources.

Water

On July 21, 2008, the City Council received and filed the City of Manteca Water Rate Study, dated July 3, 2008. That study addresses the status of, and need for adjustment to, the City's Connection Fees, Capacity Fees and monthly usage charges. A public hearing has been set for October 6, 2008 to consider these rate adjustments. If the Council acts favorably on the recommendations, there will be sufficient revenue to ensure that the system can be adequately maintained and grow to meet increasing demand. The water delivery system appears to be one of the bright spots in the provision of City infrastructure.

Wastewater

Also on July 21, 2008, the Council received and filed the City of Manteca Sewer Rate Study, dated July 14, 2008. That study addresses the status of, and need for adjustment to, the City's Connection Fees, and the system of monthly service charges. A public hearing has been set for October 6, 2008 to consider these rate adjustments. If the Council adopts the recommendations contained therein, it will set a new course for the City of Manteca. The cost to provide this infrastructure component would be higher in Manteca than the surrounding communities because Manteca has gone through the new NPDES permitting process that the other jurisdictions are just beginning. The other communities are going to catch up to, and probably surpass, our rates (if adopted by the Council) as the Regional Water Quality Control board requires more rigorous discharge limits. In this respect, Manteca is in the vanguard of improving water quality in the Delta and the staff should be recognized for its professional conduct in a very difficult situation.

The connection fees and the monthly service charges are sufficient to pay for the work that has been accomplished at the plant up to and through the completion of Phase 3. It is staff's recommendation that the model of allocating capacity from "phases" of plant expansion be extinguished and replaced with a system of land use entitlement managed by the Community Development Department. When a project requires a building permit, the City will issue it when the developer/builder pays the required fees. The plan is to expand the plant in small (2 or 3 mgd) increments every 5 to 10 years to ensure that the needed treatment capacity is available when the development is ready to proceed.

Storm Water

This system, which depends on the decisions of an elected irrigation district board (and an extensive list of "others") can become very troubling as Manteca continues to grow. It is expected the city will have a population of between 125,000 and 140,000 by the year 2025. There is pressure for this growth to occur both north and south of the current City

limits. To the west is the canal that carries storm water away and into the Delta, and to the east is San Joaquin County land that is predominantly agriculture. The list of "others" from whom the City must receive approval to grow is long: South San Joaquin Irrigation District, Army Corps of Engineers, State and Federal Fish and Game officials, San Joaquin County, neighboring cities, LAFCo, Caltrans, State Water Resources Control Board, etc. Past relations between Manteca and some of these field forces have been less than cordial. Manteca does not have to give up its independence or unique character but it should begin the process of mending fences and reaching out to "others" in order to establish lines of communication.

Good progress is being made on the Water and Wastewater issues. The work on Transportation and Storm water is more opaque. These two areas of the City's infrastructure seem to emerge from time to time as "hot button" issues and then recede, only to return again as critical or emergency problems that must be dealt with. The plans for transportation and storm water need to be adopted and managed to control how these facilities are going to be provided to a growing community.

As an organization, the City of Manteca municipal corporation faces two or three critical issues when it attempts to make the transition from a small, rural, country town to a bustling urban/suburban city. The provision of infrastructure required to support the continued growth and vitality of the community is one of the most important.

Recommendation #4

The City Council will interact with the organization through its City Manager and the appointed department heads. When the Council gives management staff the authority and responsibility to implement its policies and achieve goals, management staff can be held accountable for organizational success.

Some members of the City Council were involved in the process of project specific direction to City staff. Some of these staff members were not at the department manager level. As one could predict, this interaction sometimes had less-than-salutary effects on productivity, morale, and the ability to engage in the correct conduct to achieve policy objectives. One cannot blame the Council members for this situation - they were faced with obstacles within the organization (particularly the Community Development Department in the area of land use entitlement) that sometimes did not seem to be able to respond to anything other than direct intervention.

In the past eight months, this problem has declined rapidly as senior staff members interact with the development community and encourage them to come to the Department Managers with problems prior to calling the City Manager or Council members. Staff believes this issue should not be included in the schedule for implementation of the Development Services Action Plan (this decision applies to Recommendations #4 and #8). Instead, these issues are better pursued by the City Manager in individual interactions with Council members. We are committed to the Council/Manager form of

municipal governance and must depend on the good offices of the new City Manager to resolve this matter.

Recommendations #5 and #6

Direct staff to create procedures, processes, protocols and operational goals and forms that will ensure accountability and user-friendly access to the City of Manteca development and permitting system for all users.

Direct staff to provide a schedule for all projects under review with a note showing when the projects have been "deemed complete" and accepted for review, and when the review will be complete. For projects going to the Planning Commission or City Council, show the dates when they will be heard. Staff to identify and implement processes and activities that can be altered to improve operational capacity and efficiency.

The lack of clear, consistent, correct procedures, processes, protocols and operational goals remains a shortcoming in the development services departments: Public Works, Community Development and Redevelopment Agency. Much progress is being made in this regard. As the CDD continues to focus on transparency, customer service, consistency and serving its development clients as a partner, CDD is becoming more responsive and forward thinking, and conducting its business with a sense of urgency and this will place added stress on other portions of the municipal corporation. Once the decision to begin this process of change and growth has been made in the municipal setting, it creates the environment in which elected officials and the public have higher expectations for staff performance and responsiveness.

The arrival of the new City Manager provides an opportunity to exercise creative leadership to solve these longstanding issues. As an organization, the City must be focused on modifying conduct to meet the changing situation. Clearly, there is some risk in making the major transitions required, but not embracing these changes involves much more risk.

The Community Development Director is working with staff and consultants to utilize scheduling software systems that can be accessed in real time by staff, elected officials, and project proponents. Staff is working to have this system link up with the new "Planning and Engineering module," so that all process participants will be able to get "real time" information about the status of an application/project/process. In addition, the consulting firm of Bureau Veritas has been retained to create a "Permit Center Procedures Manual." This is essentially a cookbook that will be available to all counter staff, and members of the public, that describes what should happen when an application or inquiry is received at the permit center.

The intent of this activity is to separate discretionary from ministerial actions, provide "pro-forma" work through systems for all routine tasks, and better manage the workload. The goal is increased efficiency and effectiveness for excellent public service.

Recommendation #7

Direct staff to immediately create a protocol and schedule for managing those plans and programs outside of the City of Manteca Sphere of Influence and General Plan boundaries that cannot be served by City infrastructure with the goal of providing a method to assure the most direct path to annexation.

This task was completed on June 16, 2008. The City Council adopted the Municipal Services Review (MSR) and Amended Sphere of Influence (SOI). Those items were unanimously approved by the Local Agency Formation Commission (LAFCo) on August 15, 2008. This activity had been recognized as an urgent need by the City Council when the Council approved the Development Services Action Plan in concept last January. Annexations that had been delayed until the MSR/SOI issues were addressed can now proceed through the entitlement process.

Recommendation #8

Direct the City Manager to conduct an analysis of the Development Services/Redevelopment Agency functions and return with recommendations for needed changes as part of the 2008-09 budget process, or sooner, as appropriate. The issues relative to land use entitlement and Community Development is the most important issue facing the senior staff. The City's financial difficulties and structural deficit will require creative and energetic solutions; which staff are capable of providing. The ability of the Public Works, and Community Development Departments, and Redevelopment Agency, to function effectively and cooperatively is essential. Their work, and the work product, drive much of the other activity in Information Technology, Finance, and Administration. When one looks at a typical agenda of the City Council the three development departments (DPW, CDD, RDA) usually account for about 90% of what appears there. The City Council on August 18, 2008 approved the creation of a Deputy Director of Community Development/Redevelopment, which will help the Community Development Director and City Manager (serving as the RDA Executive Director) better define and guide the City's RDA program.

Recommendation #9

Direct the City Manager to conduct an analysis of the Information Technology (I.T.) and Financial Management needs of the City and return with a recommendation regarding needed improvement.

The current \$6.5 to \$7 million budget shortfall is a great motivator for change. The meetings have begun and solutions are being created to solve this problem. The recent work to implement the Planning and Engineering Module is important. Staff is hopeful

that this rollout will make things go more rapidly and increase the ability to track projects. Both Public Works and Community Development have an urgent need to enhance the technical skills of their staff. Additional training is vital if the systems we have been given are going to produce the desired increases in productivity. Working with I.T. to provide additional support to these two departments can help make the delivery of vital technology, and its utilization, occur more rapidly.