

Mayor and City Council

January 29, 2004

City Administrator

February 2 City Council Agenda

CONSENT

7d. *Greger Road* – In the development documents of the Bridle Ridge Specific Plan, the extension of Greger Road from Kaufman to the west through the Specific Plan was changed to Bridle Ridge Way. This was largely a marketing idea of the developer, but we believe the change in the street name in the long run will result in confusion. We have talked about this issue before with the Council, but wish to formalize the decision to name the street Greger Road from Yosemite all the way to Crane. The resolution included with your agenda material will accomplish this.

7e. *Merit Rules* – With your agenda is an update of the City's Merit Rules and Regulations. This is the document that summarizes the employment rules of the City. It has been modified from time to time, but the last time a comprehensive update was done was 1985. It now incorporates a number of policy and law changes that have occurred over the past 20 years including provisions dealing with drug and alcohol abuse and sexual harassment issues, among others. The document does not change any current terms and conditions of employment. These are locked in based upon collective bargaining rules and current employee contracts. The changes have been reviewed with the bargaining representatives of all of the employee groups. There are no objections to adoption of the rules as presented.

7f. *Traffic Study Contract* – With your agenda is an agreement with KD Anderson to conduct additional traffic engineering services in connection with a further subdivision of the V. A. Rodden portion of the Bridle Ridge Specific Plan. Conditions of the original environmental review on the project required that each new phase of development update the original traffic analysis. This study will meet their obligation. It will be paid for by Pacific Union, the master developer.

7g. *Breathing Apparatus Purchase* – The Fire Department has budgeted \$19,000 for the replacement of self-contained breathing apparatus. They have received two bids for the purchase with the low bid submitted by Cascade Fire Equipment for \$18,479.24. We recommend the Council authorize the purchase.

STAFF REPORTS

9a. *Mid Year Budget Report* – Annually at mid-year, the Council reviews the budget and makes adjustments as necessary. Finance Director Avila and Interim Finance Director Lwin have completed their analysis of the budget and have submitted a report to the Council outlining their findings and recommended adjustments to revenues and expenditures. Overall, the changes are minor and revenues and expenditures are closely tracking that expected when the budget was adopted. The total additional appropriation requests amount to less than 1% of the general fund. The total general fund revenue should end up being about what was expected if not higher than the original estimates despite the loss of motor vehicle in lieu during the first quarter. These losses should be more than offset by increased revenues in sales tax and property tax. We recommend the Council accept the report and approve the budget changes.

9b. *Portable Sign Discussion* – As requested by the Council at your November discussion of the portable sign issue, Mr. Hallam has brought back a report suggesting a number of changes to the portable sign ordinance and a possible different approach to enforcement. If the Council concurs with Mr. Hallam's analysis, we recommend that you refer the matter to the Planning Commission to consider an amendment to the sign ordinance to accomplish the change.

9c. *Big Box Ordinance* – Mayor Kuhn has requested that the Council consider initiating an ordinance regulating big box grocery stores similar to that recently adopted in Turlock. If the Council wishes to proceed with such an ordinance, you should direct staff to prepare a draft ordinance for consideration by the Planning Commission.

9d. *Fire Station Site Options* - Chief Wilkinson has completed his analysis of preferred sites for a new main fire station. His report suggests three sites on East "G" Street. The preferred site is the back half of the OID property. We understand OID is considering selling their property. We could only buy if they were willing to sell. I have discussed this idea with the General Manager of OID, Steve Knell, and he will be talking to the Board at their meeting on February 3. Assuming that the District is agreeable, the first step in the process would be to appraise the property to determine the fair price. As we have discussed in the past, our intention is to finance the purchase of a new site at least in part through the sale of the existing site by the City to the Redevelopment Agency. The Agency would purchase the property using housing set aside funds with the intention of constructing affordable housing there once the City abandons the site as a fire station. The fire station will also need to be appraised.

COUNCIL REPORTS

10a. *Further Discussion of Specific Plans and Annexations* – This discussion was continued by consensus from your last meeting so that the Council could consider several options to respond to the many developers interested in annexation to the city.

We include with you agenda a proposal from Council member Deklinski. It organizes the planning areas into four categories. Those annexed and entitled are referred to as first level, those approved for consideration but not annexed are second level. His third level includes both Areas 6 and 8, suggesting a higher priority for level eight than previously approved by the Council. The characterization of the remaining areas together as level four and "not prioritized" is consistent with previous Council consensus. The report does not address the question of when the next specific plan application would be accepted, whether it is Area 8 or one of the other planning areas.

The City requires that specific plans be prepared prior to annexation. There are two plans currently in process (Councilmember Deklinski's Second Level) so growth has not been halted as some have suggested. One area, the City-initiated Industrial Specific Plan south of the city, contains over 300 acres, and the other, the East "F" Street Specific Plan is over 150 acres and has the potential for as many 650 residential units. The Council has also given permission to the developers of Area 6, the north Oakdale area, to process a Specific Plan, but the developer of that property has chosen to stop work until uncertainty regarding the bypass is resolved.

By consensus, the Council has decided to not accept new specific plan applications until after the East "F" Street and Industrial Specific Plan work is complete, but has never put this in a formal motion or resolution. The Council has confirmed the consensus at two work sessions and again repeatedly over the past year in rejecting requests from developers to process specific plans.

The Mayor asked that this discussion occur to give the Council the opportunity to formally state its intentions regarding new specific plans. If no further action is taken, staff will continue to tell developers and property owners that the Council is not likely to approve new specific plan applications at this time, but they can request a spot on a Council agenda and ask for themselves.

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City Administrator

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