

Jimmie M Rishwain
2130 Country Club Blvd A/B
Stockton, CA 95204
209-747-7863 cell

City of Stockton-The Sleeping Giant

Thursday, January 12, 2012

The Record
Attn: Eric Grunder, Opinion page editor
P.O. Box 900
Stockton, CA 95201

I am deeply concerned in the direction our great City is headed. With this concern growing, 4 years ago I considered running for Mayor. However with a majority of my focus and attention on my personal and business aspects I didn't feel the City would receive all my attention it deserved. Therefore, with clear conscience I didn't feel the timing was right.

As I continued to closely watch the direction the city has been going, I feel a lot of the hard work that we on the council in the past have worked towards is diminishing because of lack of money. We should keep in mind that our image of the city is centered on our **beautiful trees, parks, recreations, our crime rate, our waterways and our city's approach towards incoming businesses, industries and growth**. I feel our City could do better and should do better and with my deep concern, I am forming a committee to explore the possibility of soon announcing my candidacy for Mayor

I believe strongly in the strength of the city of Stockton. Our city has everything going for us. **We are a sleeping giant**. We have the deep water port, direct access to major highways and rails, we are centrally located as the hub for industries, our land prices are some of the most reasonable and we have vast parcels of land for decent rent or acquisition. We have reasonably priced housing and a strong labor force anxiously waiting for **jobs, jobs, and more jobs**. All of these assets are good opportunities and should be inviting to industries to want to do business within our city and county. We should be working, cooperating and encouraging from small businesses to large industries to come in **—not be a stumbling block. We should be looking for solid Investors who have vision, commitment and financial backing with long term goals and not a lot of lip service and ensure the contracts are solid by reading the fine print.**

I encourage our business, industrial, educational, professional, labor, and agricultural leaders to be actively concerned and interested in their local government and assist in a mutual relationship; helping our local citizens and our citizens helping us grow. Working together we will grow and succeed.

We have to open our attitude about zoning and acceptability of the industries. The confidence of Stockton is shrinking as we are losing current companies and business owners that have long been a staple in our community. Jobs are leaving to our neighboring communities. We are losing our money makers that are here. We have to upgrade our image and reputation and be more prudent in our business decisions. Instead of

welcoming these industries we currently seem to be pushing them out with hidden fees, red tape and our crime rates.

Our statistics are not good. We have been listed as one of the top cities for crime, unemployment, and foreclosures. The city is a hub on a major drug route from Mexico up the West Coast, which leads to gang activity. Our businesses and citizens are scared and are losing confidence and patience in our city government becoming frustrated. Summing it up, Forbes has listed us as ONE of the worst and miserable places to live. According to statistics, the city of Stockton has the "second most violent crime rate in the state," while San Joaquin County is the fifth-most dangerous metropolitan area in the United States. I'm here to prove them wrong and we CAN prove them wrong together. We must protect our people and address this issue by having our city, county and state government sit down and come up with a game plan of how to take our city back. Allegedly 80% of our budget is for public safety however, we haven't seen results. We need to stop being tolerant of our criminals and enforce the full extent of the law. Instead of solving our problems, we penalize our citizens by burdening them.

By working together for the common goal of improving the city's outcome, we can revitalize and rebuild downtown in a more economic manner; Restoring the confidence of downtown. We need to increase the safety and protection of our community by reinforcing the police dept and setting goals of how to go about restoring the safety of the city. This is a **top priority**.

The city council needs to re-evaluate the assessment of our downtown properties and the parking district. Currently, our Downtown assessment district has **OVER** valued all the properties and included the cities properties to elevate them in order to overtax the property owners while the Local and State government's properties are not on the tax roll. **They do NOT generate any taxes.** We can't build up downtown when the demographics do not prove the point of value. We are consistently giving away money to outsiders to help in anchoring downtown and then letting them out of the contracts or walk away. **What a farce that was.** **Allegedly, \$3 million in cash, plus \$1 million in remodeling, 5 years free rent, free parking and \$500,000 in Limited Liability Corporation from 10 investors at the encouragement of the city.** When these temporary outsiders walk away or fail, **so do we.** They have a responsibility to fulfill their end of the contract. The City is always paying off what we never receive. We seem to always have to **BUY our way out of something we already own.**

The city always takes the position of when they want to acquire a property, they claim they have the right to do it, but that burden of proof is on the tax payer to prove they didn't. **I don't believe, they don't go by the rules.** For example, the acquisition of buildings that is to be allegedly parking lots in downtown Stockton through condemnation and other means. Our parking garages remain half empty on reserve for government employees while depriving the public use and encouragement of the facilities. Further discouraging business away from downtown, we then continue to increase meter fines and meter fees. **To our detriment we are self destructing the revitalization of downtown and putting our city and constituents further in debt.**

To explore the possibility of bankruptcy is fine, but it's not for the City of Stockton. **It should NOT be an option I believe.** Although, our credit rating has dropped from a High Class A rating to a junk bond status on the low end. **If we filed bankruptcy it would be far worse and it would be devastating for our city. It would be years before our city could recover. Our reputation is at stake and we can not afford under any circumstance to include bankruptcy as an option.** We **MUST** all be loyal to our city and cooperate with one another in recovering our position of political sovereignty as a chartered city. After all we all should

unite for the goal and best interest for our city and must all sacrifice **EQUALLY and FAIRLY**. The city government has enjoyed the good times, we must also now share and give back to our city during this tough time and make it work by avoiding bankruptcy. That should be our goal. **City officials should not be suing the City and the City should not be suing their employees. We should unite as one. For the healthy recovery of our city, we all must sacrifice. Give and take. We all have an** invested interest in our city and should all be proud of our city and not succumb to that bad disease called Greed.

Our city government has become revenue derived. Our officials have deferred from representing our constituents and doing what is best for our city to generating new funds creatively through code enforcement, hidden fees and fines. They are deferring services that were once provided through tax dollars by passing the buck to your insurance company or other entities. We have become lax in our protection and enforcement of our city; creating revenue by penalizing our citizens.

Our city is constantly outsourcing our valuable assets that were generating money. Thinking it is cheaper to outsource than to do it ourselves resulting in millions of dollars of loss. We allegedly outsource unlawful death and accidental shootings to outside attorneys and negotiating a hefty judgment rather than fighting them. Our utility billing is outsourced to outside companies which become hidden fees on utility bills. Instead of taxing they are adding hidden fees. Our lawsuit rates of condemnation of property are poorly thought out. We take over these places that always end up in lawsuits and find ourselves in lawsuits.

Our business contracts always seem to be in trouble in the business world. Our management is over their head in reading these contracts. There was bad management in the Arena, the yard harbor was completed without sufficient research. It was completed without a gas pump in the harbor to provide gas for the boaters.

Our city overspends on outside consultants and studies costing millions of dollars only to hear what we already know and have been hearing. We have liquidated and also inter-transferred our assets & put our money in bad investments. We have to be prudent and frugal about how and where to spend money. Instead of giving money to outsiders or outsourcing we should be giving these “sweetheart deals” to our local businesses and putting our money back in Stockton.

I believe that the City of Stockton takes position that they are going to do whatever they want to do to taxpayers without any of the taxpayers given rights and puts the burden on the taxpayers which taxpayers can't afford to fight city hall. When government does wrong we should change our rules not govern by bluffing.

The city of Stockton management needs improvement. We CAN do better.

I'm here to represent the PEOPLE of Stockton for the betterment of our city!

In short and in closing, I have dedicated the last 71 years to this community. I have been consistent in fighting for jobs and reducing the crime in our city since the 1960's.

As a proven successful businessman and former hardworking 3 term mayor for the city of Stockton, I have worked diligently to improve our city. I have been devoted to Public Service. Throughout my 51 years of Political Service, I have been compelled many times as a public citizen to step up and get re-involved in assisting in the redirection of our city. One recollection would be in the 1980's proposing the charter amendment. I initiated the charter amendment for the ballot in the 1980's as a private citizen devoting my

time and effort at my own expense obtaining over 10,000 signatures to qualify measure A to change the charter from having a part-time to a full-time mayor and council and changing the structure for our mayoral elections and district voting. These changes were finally approved by the voters and implemented in the 2000s.

I negotiated and finalized the completion of I-5 Freeway Bridge, the Development of downtown marina and Weber point, and the improvement of our city services. I am a Strong advocate of Park development to help beautify our city and created an Anti-poverty program-bringing employment to Stockton. I worked hard to improve the Civic Center. My leadership with the city council was able to expand our city north of the Calaveras River to the great city that we are.

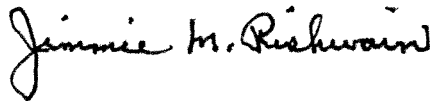
I was personally recognized by US VP Humphrey upon my re-election.

My devotion and love for the city comes from my long residency. Being raised from the age of 3 in Stockton, having family, children and grand children are in Stockton, My roots are deep in Stockton. I want to bring pride back to Stockton through my strong convictions for our city, constituents, and my current family and future family for generations to come.

My proposal as mayor would be to ask the city council to re-evaluate these **top priority issues** and to assist in bringing Stockton back to The Stockton I know and love.

The game hasn't changed just the players. It's time for a new player, an experienced Stocktonian player who isn't afraid. It's Time for a change. Jimmie is back to assist and lead we the people in directing our city towards the Stockton that I know and Love. **We SHOULD do better. We CAN do better. We WILL do better in making Stockton some place special "again".**

Respectfully Submitted,



Jimmie M. Rishwain

Cc: Roger W. Coover

Mike Klocke

Donald W. Blount