



CITY OF HUGHSON  
**CITY COUNCIL MEETING**  
City Hall Council Chambers  
7018 Pine Street, Hughson, CA

**AGENDA**  
**MONDAY, OCTOBER 22, 2012 – 7:00 P.M.**

**CALL TO ORDER:** Mayor Ramon Bawan

**ROLL CALL:** Mayor Ramon Bawan  
Mayor Pro Tem Matt Beekman  
Councilmember Jill Silva  
Councilmember George Carr  
Councilmember Jeramy Young

**FLAG SALUTE:**

**INVOCATION:**

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**1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):**

Members of the Audience may address the City Council on any item of interest to the public pertaining to the City and may step to the podium, State their name and City of Residence for the record (requirement of Name and City of Residence is optional) and make their presentation. Please limit presentations to five minutes. Since the City Council cannot take action on matters not on the agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern, which are not urgent in nature can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

**2. PRESENTATIONS:** None.

**3. CONSENT CALENDAR:**

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

**3.1:** Approval of the October 8, 2012 Regular City Council Minutes.

**3.2:** Approval of the Warrants.

**4. UNFINISHED BUSINESS:      None.**

**5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:      None.**

**6. NEW BUSINESS:**

- 6.1: Consider closing City Hall for the holidays from Monday, December 24 through Friday, December 28, 2012.
- 6.2: Review and discuss status update on Residential Development Activity.
- 6.3: Review and Discuss status update on the Water System.  
(Oral Report - No Staff Report Included)

**7. CORRESPONDENCE:      None.**

**8. COMMENTS:**

- 8.1: Staff Reports and Comments: (Information Only – No Action)

**City Manager:**

**City Clerk:**

**Community Development Director:**

**Director of Finance:**

**Police Services:**

**City Attorney:**

- 8.2: Council Comments: (Information Only – No Action)

- 8.3: Mayor's Comments: (Information Only – No Action)

**9. CLOSED SESSION TO DISCUSS THE FOLLOWING:**

- 9.1: **CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6.**

Agency Negotiator:              Bryan Whitemyer, City Manager

Employee Organizations:      Operating Engineers Local No. 3  
(Skilled Trades, Professional and Technical)

Unrepresented Employees

**9.2: CONFERENCE WITH LEGAL COUNSEL - - ANTICIPATED LITIGATION  
Initiation of litigation pursuant to subdivision (c) of Section 54956.9:**

One (1) potential case

**10. REPORT FROM CLOSED SESSION:**

**ADJOURNMENT:**

**WAIVER WARNING**

If you challenge a decision/direction of the City Council in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

**UPCOMING EVENTS:**

November 12	▪ Veterans Day- City Hall will be Closed.
November 13	▪ City Council Meeting, Council Chambers, 7:00pm (Tuesday)
November 14	▪ Parks & Recreation Meeting, Council Chambers 6:00p.m. (Wednesday)
November 17-18	▪ 20 <sup>th</sup> Century Club Arts & Crafts Faire, Hughson High School
November 20	▪ Planning Commission Meeting, Council Chambers, 6:00pm
November 22-23	▪ Thanksgiving- Holiday- City Hall will be Closed.
November 26	▪ City Council Meeting, Council Chambers, 7:00pm (Tuesday)
December 1	▪ Downtown Christmas Festival- Hughson Chamber of Commerce- more information to come.
December 10	▪ City Council Meeting, Council Chambers, 7:00pm
December 11	▪ Parks & Recreation Meeting, Council Chambers 6:00p.m.
December 18	▪ Planning Commission Meeting, Council Chambers, 6:00pm
December 24	▪ Christmas Eve, City Council Meeting Cancelled.
December 25	▪ Christmas Day- City Hall Closed.

**RULES FOR ADDRESSING CITY COUNCIL**

Members of the audience who wish to address the City Council are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. **Filling out the card is voluntary.**

**AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT  
NOTIFICATION FOR THE CITY OF HUGHSON**

This agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

**Disabled or Special needs Accommodation:** In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

**AFFIDAVIT OF POSTING**

**DATE:** October 19, 2012                      **TIME:** 3:00pm  
**NAME:** Dominique Spinale                      **TITLE:** Deputy City Clerk

**Notice Regarding Non-English Speakers:**

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson City Council shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

**General Information:** The Hughson City Council meets in the Council Chambers on the second and fourth Mondays of each month at 7:00 p.m., unless otherwise noticed.

**Council Agendas:** The City Council agenda is now available for public review at the City's website at [www.hughson.org](http://www.hughson.org) and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

**Questions:** Contact the City Clerk at (209) 883-4054





CITY OF HUGHSON  
**CITY COUNCIL MEETING**  
City Hall Council Chambers  
7018 Pine Street, Hughson, CA

**MINUTES**  
**MONDAY, OCTOBER 8, 2012 – 7:00 P.M.**

**CALL TO ORDER:** Mayor Ramon Bawan

**ROLL CALL:**

Present: Mayor Ramon Bawan  
Mayor Pro Tem Matt Beekman  
Councilmember Jill Silva  
Councilmember George Carr  
Councilmember Jeramy Young

Staff Present: Bryan Whitemyer, City Manager  
Dan Schroeder, City Attorney  
Darin Gharat, Chief of Police Services  
Thom Clark, Community Development Director  
Lisa Whiteside, Finance Manager  
Sam Rush, Public Works Superintendent

**FLAG SALUTE:** Mayor Ramon Bawan

**INVOCATION:** Reverend Kenny Little

Mayor Ramon Bawan gave the invocation and read the obituary of resident Noel "Jack" Oakes. Mr. Oakes was a former Mayor of the City of Hughson and also served on the Hughson Planning Commission.

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**1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):**

No comments from the Public.

**2. PRESENTATIONS:           None.****3. CONSENT CALENDAR:**

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

- 3.1: Approval of the September 24, 2012 Regular City Council Minutes.
- 3.2: Approval of the Warrants.
- 3.3: Adopt Resolution No. 2012-46, Approving the 2012-2013 Allocation Agreement for Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County and Authorizing the City Manager to Sign the Allocation Agreement.

**Beekman/Carr 5-0-0-0 motion passes to approve Consent Calendar Items 3.1, 3.2, and 3.3.**

**4. UNFINISHED BUSINESS:       None.****5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:**

- 5.1: Consider Resolution No. 2012-45, Adopting the Supplemental Law Enforcement Services (COPS) Funds 2012-2013 Funding Allocation and Expenditure Plan.

**Chief Darin Gharat gave a presentation on the SLESF. Council discussed this item with Staff.**

**Mayor Bawanan opened and closed the public hearing, with no comments from the public.**

**Silva/Beekman 5-0-0-0 motion passes to adopt Resolution No. 2012-45, adopting the Supplemental Law Enforcement Services (COPS) Funds 2012-2013 Funding Allocation and Expenditure Plan.**

**6. NEW BUSINESS:**

- 6.1: Review and Approve an Expenditure of \$12,044.30 from IT Reserve Hardware – Replacement for the Purchase of Replacement Computer Server and other Network Equipment.

**Carr/Beekman 5-0-0-0 motion passes to approve an Expenditure of \$12,044.30 from IT Reserve Hardware – Replacement for the Purchase of Replacement Computer Server and other Network Equipment.**

**6.2:** Consider a Contract Agreement with Regional Government Services for Management and Administrative Services.

**Silva/Carr 5-0-0-0 motion passes to approve a Contract Agreement with Regional Government Services for Management and Administrative Services.**

**7. CORRESPONDENCE:** None.

**8. COMMENTS:**

**8.1:** Staff Reports and Comments: (Information Only – No Action)

**City Manager:** City Manager Whitemyer provided an update on the Hatch Road Overlay Project.

**City Clerk:**

**Community Development Director:** Director Clark updated the Council on the Pine Street Project and other various projects.

**Director of Finance:**

**Police Services:**

**City Attorney:**

**8.2:** Council Comments: (Information Only – No Action)

**Councilmember Carr discussed with the Council his attendance at the Turlock Mosquito Abatement District meeting.**

**Mayor Pro Tem Beekman discussed with the Council his attendance at LOVE Hughson, the LAFCO meeting, and the Cal LAFCO meeting.**

**Councilmember Young discussed with the Council the upcoming Christmas Festival.**

**8.3: Mayor's Comments: (Information Only – No Action)**

**Mayor Bawanan reviewed the Upcoming Events and discussed with the Council his attendance of the Oversight Board to the Redevelopment Agency of the City of Hughson meetings.**

**9. CLOSED SESSION TO DISCUSS THE FOLLOWING:       None.**

**10. REPORT FROM CLOSED SESSION:   None.**

**ADJOURNMENT:                   Mayor Bawanan adjourned the meeting at approximately 7:45 p.m.**

\_\_\_\_\_  
**RAMON BAWANAN, Mayor**

\_\_\_\_\_  
**DOMINIQUE SPINALE, Deputy City Clerk**

*lew*

REPORT.: Oct 18 12 Thursday  
RUN....: Oct 18 12 Time: 16:54  
Run By.: KATHY DAHLIN

City of Hughson  
Cash Disbursement Detail Report  
Check Listing for 10-12 Bank Account.: 0100

PAGE: 001  
ID #: PY-DP  
CTL.: HUG

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
42979	10/10/2012	MEN05	DARIO MENDOZA	\$77.42	B21009	MEDICAL REIMB
42980	10/10/2012	RUS01	RUSH, SAM	\$140.00	B21009	REIMB. FOR CWEA TRAINING FOR 5 PW STAFF MEMBERS
42981	10/11/2012	ARA00	ARAMARK UNIFORM SERVICE	\$549.12	B21009	UNIFORMS
42982	10/11/2012	ATT03	AT&T	\$14.72	3724408	PHONE
42983	10/11/2012	BOR00	BORGES & MAHONEY CO.	\$445.62	133118	PUMP KITS
42984	10/11/2012	BRE01	W.H. BRESHEARS	\$2,020.80	228764	UNLEADED FUEL
42985	10/11/2012	CBI00	CBIZ MHM, LLC	\$5,000.00	28336	PROGRESS BILLING #2 8/12
42986	10/11/2012	EXPO0	EXPRESS PERSONNEL SERVICE	\$432.00	160000050	EXTRA HELP - WWTP & WATER
42987	10/11/2012	FGL00	FGL ENVIRONMENTAL	(\$72.00)	SWITCHC	CREDIT
				\$58.00	237414C	WWTP TESTING
				\$58.00	237749A	WWTP TESTING
				\$192.00	237953A	WWTP TESTING
				\$58.00	238179A	WWTP TESTING
				\$95.00	238180A	WELL WATER MONITORING
				\$23.00	238253A	WELL WATER MONITORING
			Check Total:	\$412.00		
42988	10/11/2012	GIB00	GIBBS MAINTENANCE CO	\$685.00	13666	JANITOR SVCS FOR 8/12
42989	10/11/2012	HUG08	CITY OF HUGHSON	\$3,385.55	B21010	LLD WATER SERVICE
42990	10/11/2012	HUG11	HUGHSON FARM SUPPLY	\$18.94	0413973IN	SAW BLADES
42991	10/11/2012	JAC00	JACKSON LEWIS	\$9,385.00	5715919	FINAL PMT MO.ENDING 8/31/11
				\$125.00	5770800	FINAL PMT LITIGATION MONTH ENDING 11/30/2011
			Check Total:	\$9,510.00		
42992	10/11/2012	KLE00	KLEINFELDER, INC.	\$2,182.00	775512	PINE STREET INFILL PROJ
42993	10/11/2012	KUB00	KUBWATER RESOURCES, INC	\$2,437.84	3026	POLYMER
42994	10/11/2012	LEG01	LEGAL SHIELD	\$51.80	B21009	LEGAL SVCS
42995	10/11/2012	OPE01	OPERATING ENGINEERS LOCAL	\$389.00	B21008	LOCAL UNION #3 DUES
42996	10/11/2012	POS01	POSTAGE BY PHONE	\$700.00	B21008	REFILL POSTAGE
42997	10/11/2012	SAF01	SAFETLITE	\$106.30	289607	DRIVE REVETS
42998	10/11/2012	SHO02	SHORE CHEMICAL COMPANY	\$744.53	35132	SODIUM HPYOCHLORIDE
42999	10/11/2012	STA01	STANISLAUS COUNTY	\$42,405.66	B21010	PUBLIC FACILITIES FEES
43000	10/11/2012	STA47	STANISLAUS COUNTY SHERIFF	\$3,183.58	1213-056	SLESF-EXTRA PATROL & RECORDS MGMT 8/12
43000	10/11/2012	STA47	STANISLAUS COUNTY SHERIFF	\$4,342.40	1213-062	VEHICLE CHARGES 8/12
			Check Total:	\$7,525.98		
43001	10/11/2012	SYN02	SYNAGRO SOUTHWEST	\$4,461.98	30-101080	SLUDGE REMOVAL
43002	10/11/2012	THA04	THALES CONSULTING, INC	\$1,200.00	604	ANNUAL STREET REPORT

43003	10/11/2012	TUR12	TURLOCK, CITY OF	\$297.00	2013-11	CNG FUEL 8/12
43004	10/11/2012	UNI11	UNIVAR USA, INC	\$544.07	SJ511656	SODIUM HYPOCHLORIDE
				\$504.46	SJ513885	SODIUM HYPOCHLORIDE
			Check Total:	\$1,048.53		
43005	10/11/2012	UNU01	UNUM LIFE INSURANCE CO.	\$628.53	B21009	LIFE INSURANCE WITHHOLDING
43006	10/11/2012	WAR00	WARDEN'S OFFICE	\$379.66	1763276-0	OFFICE SUPPLIES
43007	10/12/2012	R&R01	R & R DISPOSAL	\$98,256.41	B21012	GARBAGE FEES LESS FRANCHISE JULY/AUG/SEPT 2012
43008	10/12/2012	STA47	STANISLAUS COUNTY SHERIFF	\$60,513.22	1213-076	LAW ENFORCEMENT SVCS 9/12
43009	10/16/2012	EMP01	STATE OF CALIFORNIA	\$1,300.54	B21015	PAYROLL TAXES
43010	10/16/2012	HAR02	THE HARTFORD	\$604.13	B21015	DEFERRED COMPENSATION
43011	10/16/2012	PER01	P.E.R.S.	\$8,072.92	B21015	RETIREMENT
43012	10/16/2012	STA23	CaPERS SUPPLEMENTAL INCO	\$20.00	B21015	DEFERRED COMPENSATION
43013	10/16/2012	UNI07	UNITED WAY OF STANISLAUS	\$9.00	B21015	UNITED WAY
43014	10/18/2012	ABS00	ABS PRESORT	\$905.33	84092	STATEMENTS 10/12
43015	10/18/2012	AFL01	AFLAC	\$941.45	567766	AFLAC
43016	10/18/2012	ARR00	ARROWHEAD MOUNTAIN SPRING	\$18.94	02J002566	BOTTLED WATER
43017	10/18/2012	ATT01	AT&T	\$20.71	B21017	PHONE
43018	10/18/2012	BLU00	BLUE SHIELD	\$10,352.00	B21018	HEALTH PREM 11/12
				\$948.00	C21018	HEALTH PREM. S.MENDOZA 11/12
			Check Total:	\$11,300.00		
43019	10/18/2012	BLU03	BLUE SHIELD OF CALIFORNIA	\$108.20	B21018	HEALTH PREM. D. MENDOZA 11/12
43020	10/18/2012	CAL44	CALIFORNIA CONTRACTORS SU	\$141.27	JJ30227	TOOLS
43021	10/18/2012	CEN14	CENTRAL JANITOR'S SUPPLY	\$73.02	1148001-1	SOAP DISPENSER
43022	10/18/2012	CON14	CONDOR EARTH TECHNOLOGIES	\$367.85	64779	GROUNDWATER MONITORING 9/12
43023	10/18/2012	DEP08	DEPT. OF CONSERVATION	\$16.32	B21017	SMIP FEES JUL-AUG-SEPT-2012
43024	10/18/2012	ENV02	ENVIRONMENTAL SYSTEMS	\$1,788.93	26272	STREET SWEEPING 10/12
43025	10/18/2012	EWI00	EWING IRRIGATION PRODUCTS	\$85.43	5365813	SUPPLIES FOR PARKS
43026	10/18/2012	EXP00	EXPRESS PERSONNEL SERVICE	\$570.00	116278623	EXTRA HELP - WWTP/WATER WEEK ENDING 10/7/12
43027	10/18/2012	FAR03	FARMERS BROTHERS COFFEE	\$54.57	57154899	COFFEE
43028	10/18/2012	GRO01	FERGUSON ENTERISES, INC 1	\$565.53	847169	MECHANICAL JOINTS
43029	10/18/2012	HOL03	HOLT OF CALIFORNIA	\$140.66	K3607401	CONCRETE
43030	10/18/2012	HUG03	HUGHSON CHRONICLE	\$273.63	100990	LEGAL #6913 FONTANA N. AGREEMENT
43031	10/18/2012	HUG11	HUGHSON FARM SUPPLY	\$47.20	0412562IN	REPAIR PARK EQUIP
				\$51.29	0415382IN	PVC MATERIAL
			Check Total:	\$98.49		

43032	10/18/2012 HUG34	VALLEY PARTS WAREHOUSE, I	\$30.47	71637	WIPER BLADES
			\$28.11	72182	FITTINGS WELL #4
		Check Total:	\$58.58		
43033	10/18/2012 IND05	INDUSTRIAL ELECTRICAL CO	\$150.00	1038468	LABOR FOR WELL SITE #3
			\$1,833.30	1038546	LABOR TO TROUBLESHOOT WELL SITE #3
			\$12,495.80	1039252	REPLACE DRIVE AT WELL SITE #3
		Check Total:	\$14,479.10		
43034	10/18/2012 MCR01	MCR ENGINEERING, INC	\$9,060.00	9337	ENGINEERING FEES 9/30/12
43035	10/18/2012 MOD31	MODESTO TENT & AWNING, IN	\$1,995.71	74243	CARPORT
43036	10/18/2012 NAT08	NATIONAL METER & AUTOMATI	\$4,913.79	S10412921	WATER METER
43037	10/18/2012 NBS00	NBS LOCAL GOVERNMENT SOLU	\$4,754.42	91200221	LMD & BAD ADMIN FEES 10/1/12-12/31/12
43038	10/18/2012 OCH03	OCHOA, MARITZA	\$150.00	B21017	REFUND 10/13/12 DEPOSIT
43039	10/18/2012 RIC04	RICOH USA, INC	\$1,977.30	87854725	COPIER LEASE
43040	10/18/2012 SAN22	SANCHEZ, SALOMON	\$50.00	B21017	REFUND RENT-PARKS
43041	10/18/2012 WAR00	WARDEN'S OFFICE	\$183.57	1757630-0	OFFICE SUPPLIES
		Cash Account Total:	\$311,119.00		
		Total Disbursements:	\$311,119.00		



## **CITY OF HUGHSON AGENDA ITEM NO. 6.1**

### **SECTION 6: NEW BUSINESS**

**Meeting Date:** October 22, 2012  
**Presented By:** Bryan Whitemyer, City Manager  
**Subject:** City Hall Closure during Holidays  
**Desired Action:** Approve City Hall Closure from December 24, 2012 through December 28, 2012.

**Approved:** \_\_\_\_\_

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#### **Recommendation:**

By motion authorize the closure of City Hall from December 24 through December 28 and instruct staff to take steps to inform the community of this closure.

#### **Background:**

With the winter holidays and scheduled vacations the City is concerned that we may not be able to provide adequate office staffing during the week of Christmas. This is a result of the 30% staff reductions that were made in 2011. Last holiday season, the City Council approved the closing of City Hall from December 26 – January 2, 2012.

Staff is requesting that Council consider closing City Hall this year from December 24 through December 28, 2012.

#### **What does this mean?**

- City Hall is already scheduled to be closed on Tuesday, December 25<sup>th</sup> in observance of Christmas Day. With this proposal, City Hall would be closed four additional days including Monday December 24 (Christmas Eve) and Wednesday, December 26 through Friday, December 28, 2012. Staff would return to work on Monday, December 31.
- Employees would be required to use vacation time or be on unpaid leave for those additional four days, as we did last year. This does not create an additional cost to the City. All City Hall employees have been polled and are agreeable to the closure.
- The closure would only affect City Hall as previously discussed. Some Public Works staff would still be working and performing their typical work tasks. Additionally, our normal on call procedures would be followed in order

to handle any emergencies that may occur during this time. Public Works staff has also been polled and are agreeable to the City Hall closure.

- Utility Bills – utility bills are due on the last day of the month. With the office closure the deadline for utility bills would be extended to Wednesday, January 3, 2012.
- Advertising and Notifications – If the closure is approved the City would have eight weeks to inform the community that City Hall will be closed for that week. Staff would post an announcement of the closure in the November and December newsletter that is mailed to every utility bill customer at the beginning of the month. We would also post signs at City Hall and send reminders via Facebook.

### **What are other jurisdictions doing?**

- Stanislaus County will be closed half day on December 24, 2012, and remain closed through January 1, returning Wednesday, January 2, 2013.
- The City of Ceres will be closed on Friday December 21, 2012 through January 1, returning Wednesday, January 2, 2013.
- The City of Newman will be closed on December 24, 2012, and remain closed through January 1, returning Wednesday, January 2, 2013.
- The Cities of Oakdale, Patterson, and Waterford will be closed on their regularly scheduled holidays, December 24 and 25, 2012 and December 31, 2012-January 1, 2013.
- The Cities of Modesto and Turlock are currently in negotiations on their holiday schedule.

### **Office Closure Observations:**

- Office traffic is typically very slow during this week.
- Building permit activity is likewise slow to non-existent during this week.
- Vacation time used by employees helps to lower future vacation accrual liabilities.
- With adequate notice and outreach community members will be made aware that the City will be closed and can make arrangements to take care of City business either before or after the closure.

### **Alternatives:**

- 1) The City maintains its normal City Hall holiday schedule and will be closed on Tuesday, December 25, 2012 and Tuesday, January 1, 2013.
- 2) The City could follow its normal City Hall schedule but could add Monday, December 24, 2012 and/or Monday, December 30, 2012, with Staff using their vacation time for these days.



## CITY OF HUGHSON AGENDA ITEM NO. 6.2

### SECTION 6: NEW BUSINESS

**Meeting Date:** October 22, 2012

**Subject:** Residential Development Activity Update

**Presented By:** Bryan Whitemyer, City Manager

**Approved By:** \_\_\_\_\_

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#### **RECOMMENDATION:**

Review and discuss an update on the current residential development activities in the City of Hughson.

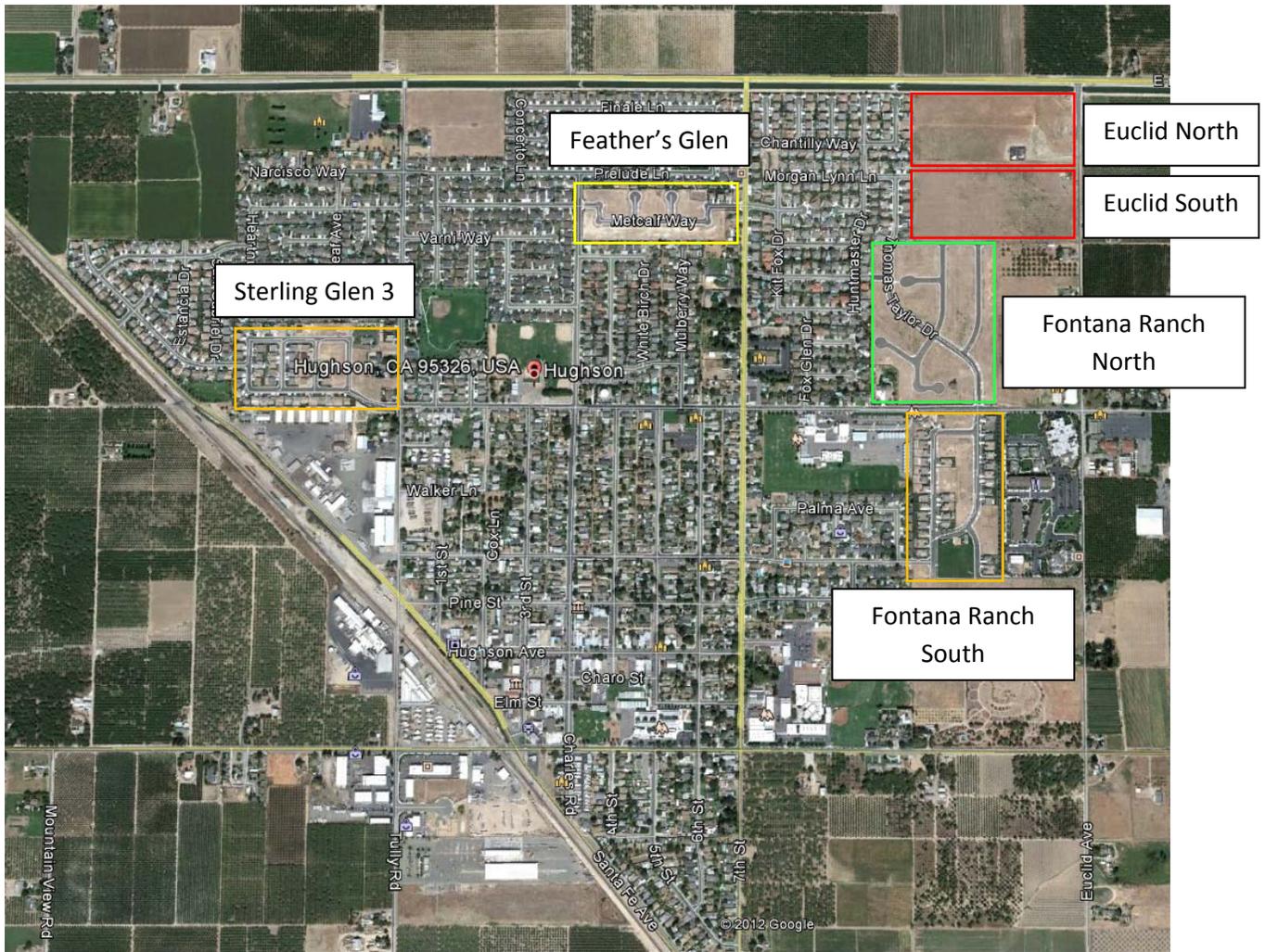
#### **BACKGROUND:**

Like many communities in the Central Valley and across the State, Hughson experienced a precipitous decline in residential development activities. However, residential building activities have increased over the last couple years. This activity has taken place primarily in two developments, Sterling Glen 3 and Fontana Ranch Estates South. However, there are other developments that are either currently under construction or are planned for the future. There are six approved developments that are mentioned in this report.

- 1) **The Sterling Glen 3** – This development is located in northwest Hughson just west of the intersection of Tully Road and Fox Road. JKB Homes started the project but Florsheim Homes took the project over and finished the remaining homes earlier this year.
- 2) **Fontana Ranch Estates South** – This development is located on the east side of Hughson just south of the intersection of Thomas Taylor Drive and Fox Road. Kiper Development is the developer of the project and this development is essentially completed. There are only a handful of homes left and those are receiving the finishing touches and will receive final inspections very soon.

- 3) **Fontana Ranch Estates North** – This development is located on the northeast side of Hughson just north of the intersection of Thomas Taylor Drive and Fox Road. Kiper Development is also the developer of most of this area and has already broken ground on nine (9) homes. Three (3) homes will be models and the other six (6) homes have already been sold.
- 4) **Feather's Glen** – This development is located in north Hughson west of the intersection of 7<sup>th</sup> Street and Metcalf Way. This development was started right before the housing crash. Three homes were built but then the developer walked away from the project. The development is now owned by Pacific Union Homes.
- Euclid North** – currently undeveloped and located North of Fox Road along Euclid Road near Hatch Road.
- 5) **Euclid South** – currently undeveloped and located North of Fox Road along Euclid Road near Hatch Road.

**Map of Residential Development Areas**



## Summary of Development:

The City of Hughson is seeing increased activity in the construction of single family homes. In a period of just over two years 78 building permits have been pulled for single family homes. We anticipate that between 20 to 25 homes will be built each year for the next three years until the Fontana Ranch Estates North development is completed. The timing of the remaining developments known as Feather's Glen, Euclid South, and Euclid North is unknown. It appears that it will be some time, maybe even years, before construction begins on those developments.

### Single Family Home Building Permits Pulled by Fiscal Year

	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013*
<b>Sterling Glen 3</b>	7	1	2	13	28	0
<b>Fontana Ranch Estates South</b>	4	3	5	5	12	11
<b>Fontana Ranch Estates North</b>	0	0	0	0	0	9
<b>Totals</b>	<b>11</b>	<b>4</b>	<b>7</b>	<b>18</b>	<b>40</b>	<b>20</b>

\*The 20 permits in 2012-2013 are the total permits through October 19, 2012. There are still 8 months remaining in the 2012-2013 FY.

Below is a summary of the remaining approved residential lots and the anticipated impact fees that will be collected when they are constructed.

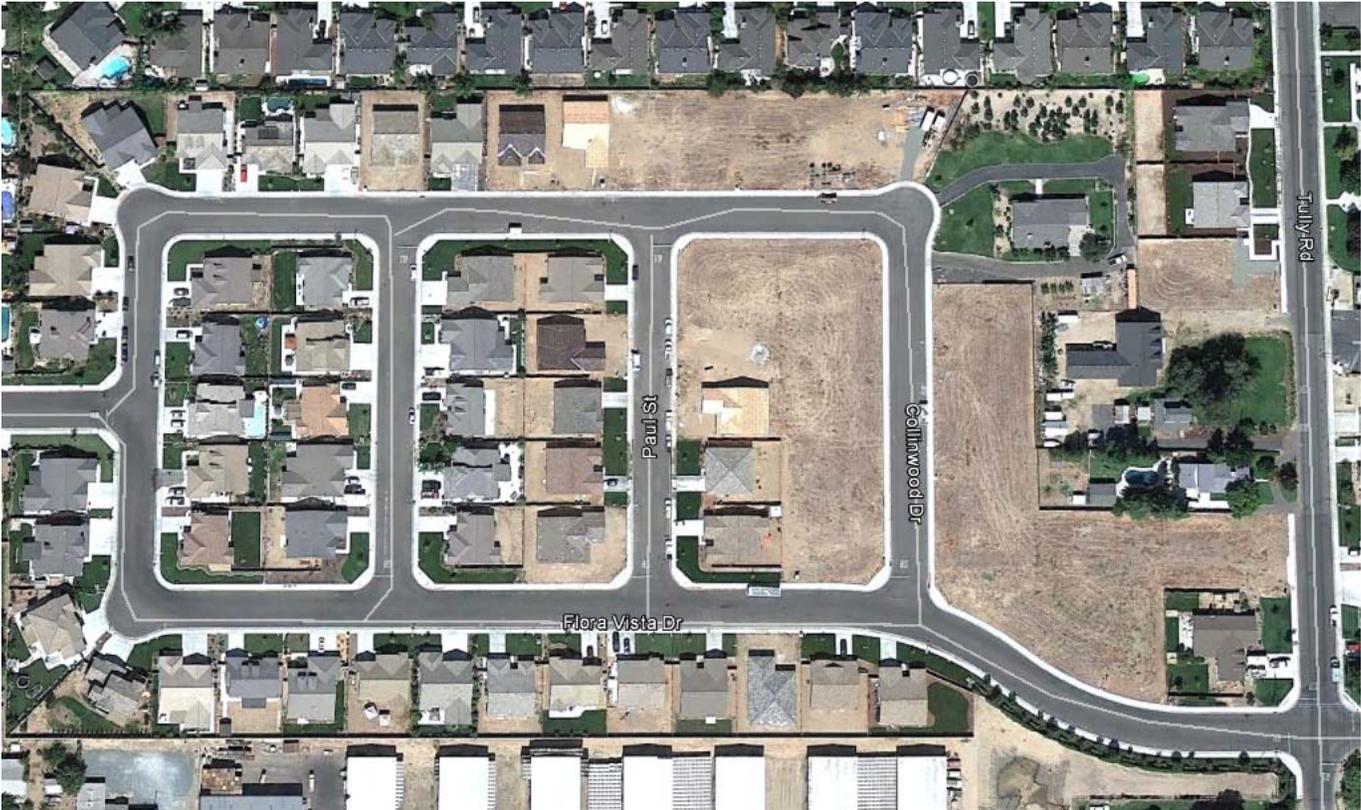
### Remaining Development Impact Fees to be Collected

	Lots Remaining	Public Facility Fee	Storm Drain Fee	Sewer Fee	Water Fee	Street Fee	Park Fee	Community Enhancement Fee
Fontana Ranch Estates North	88	\$341,616	\$108,504	\$56,516	\$167,376	\$280,808	\$264,000	\$88,000
Feathers Glenn	42	\$163,044	\$51,786	\$98,994	\$79,884	\$134,022	\$53,214	\$42,000
Euclid North	50	\$152,500	\$140,700	\$152,029	\$190,400	\$205,050	\$133,350	\$50,400
Euclid South	69	\$210,450	\$194,166	\$209,800	\$262,752	\$282,969	\$184,023	\$69,552
<b>Totals</b>	<b>249</b>	<b>\$867,610</b>	<b>\$495,156</b>	<b>\$517,339</b>	<b>\$700,412</b>	<b>\$902,849</b>	<b>\$634,587</b>	<b>\$249,952</b>

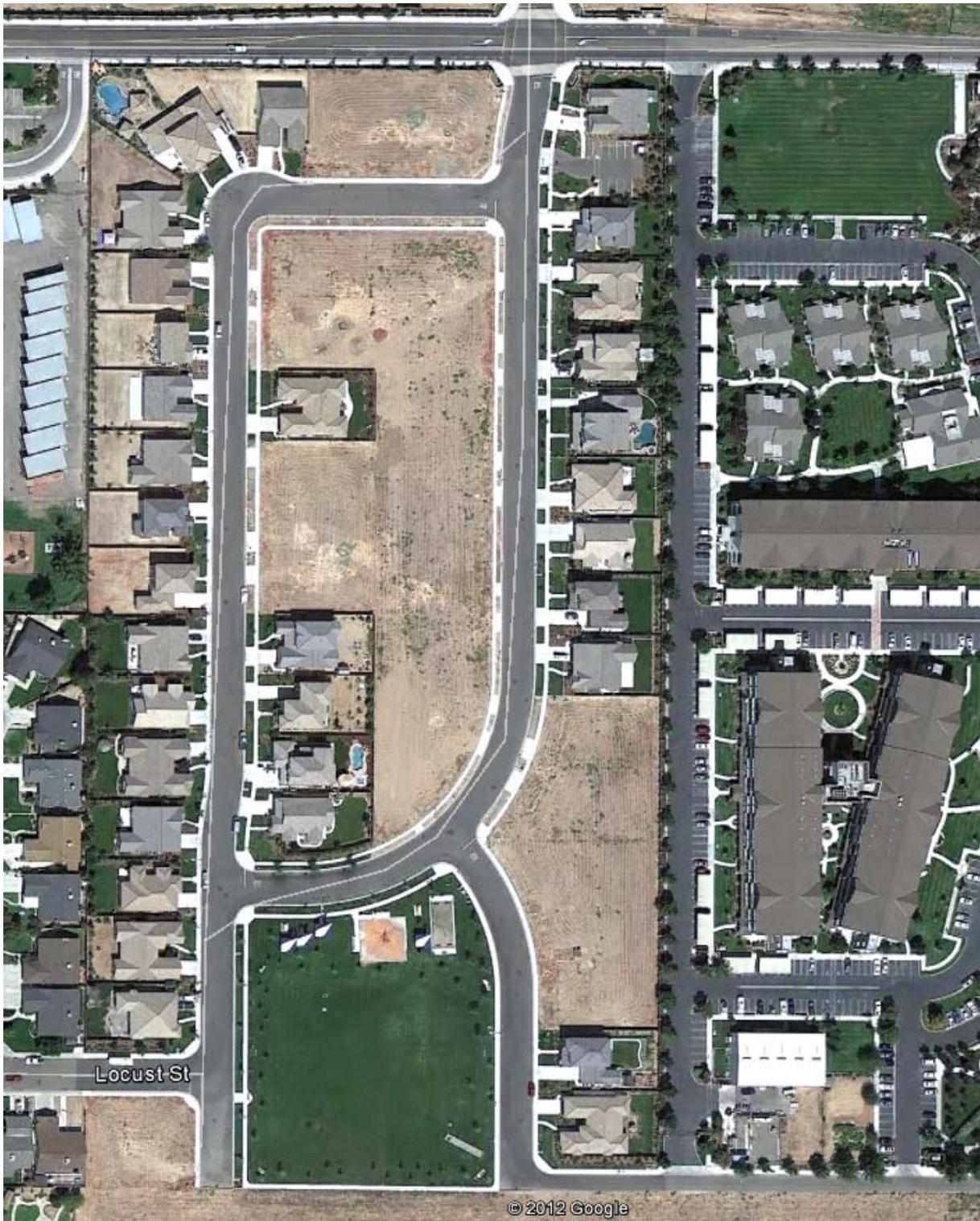
Fund Balance from Treasurer's Report July 30, 2012	\$1,551,157.94	\$127,763.29	\$912,737.86	(\$535,212.38)	(\$723,835.33)	\$193,015.21	\$ 112,859.93
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**Recently Completed Developments:**

**1) Sterling Glen 3: 71 Homes - Completed**

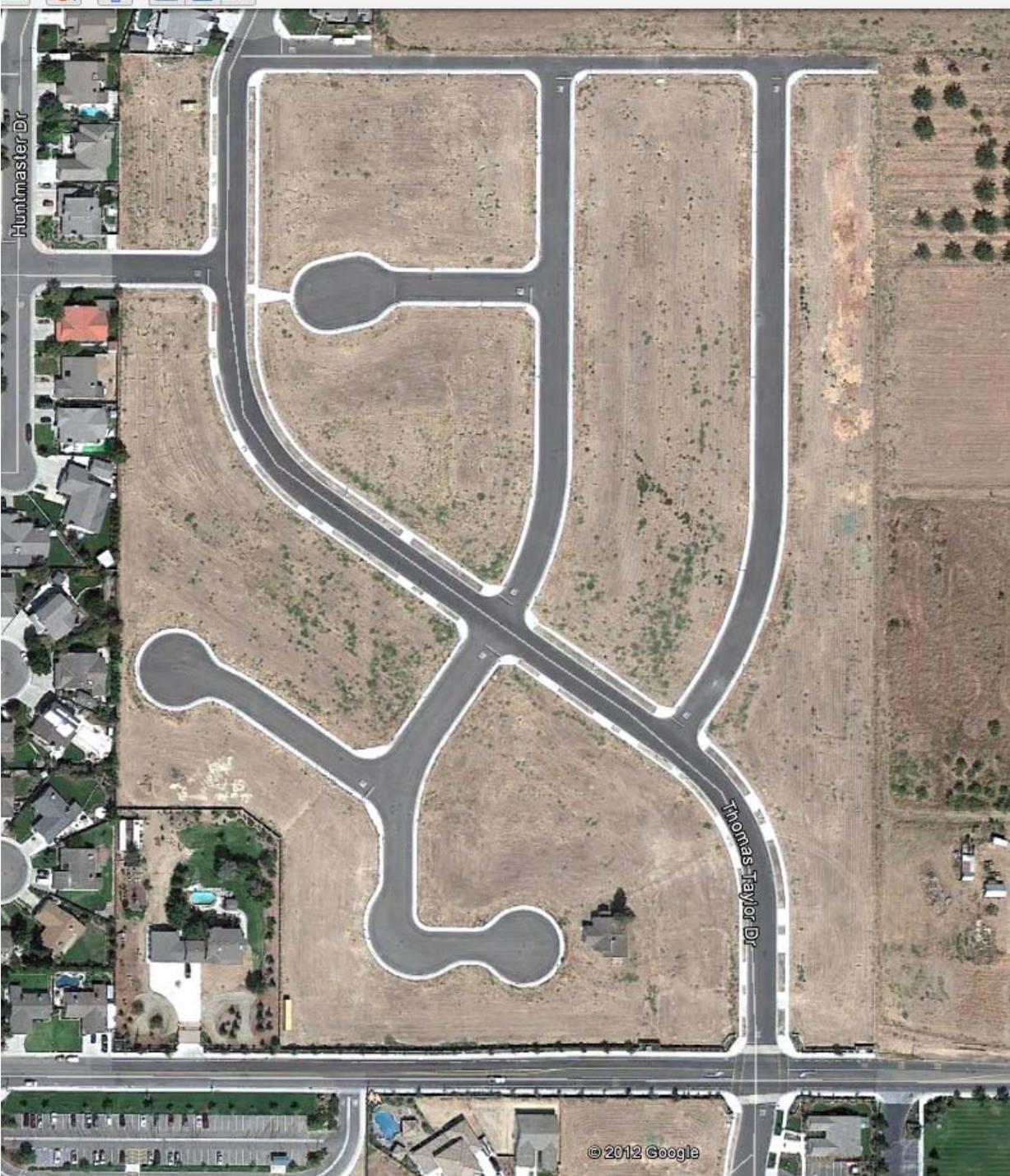


**2) Fontana Ranch Estates South – 56 Homes – Almost Completed**



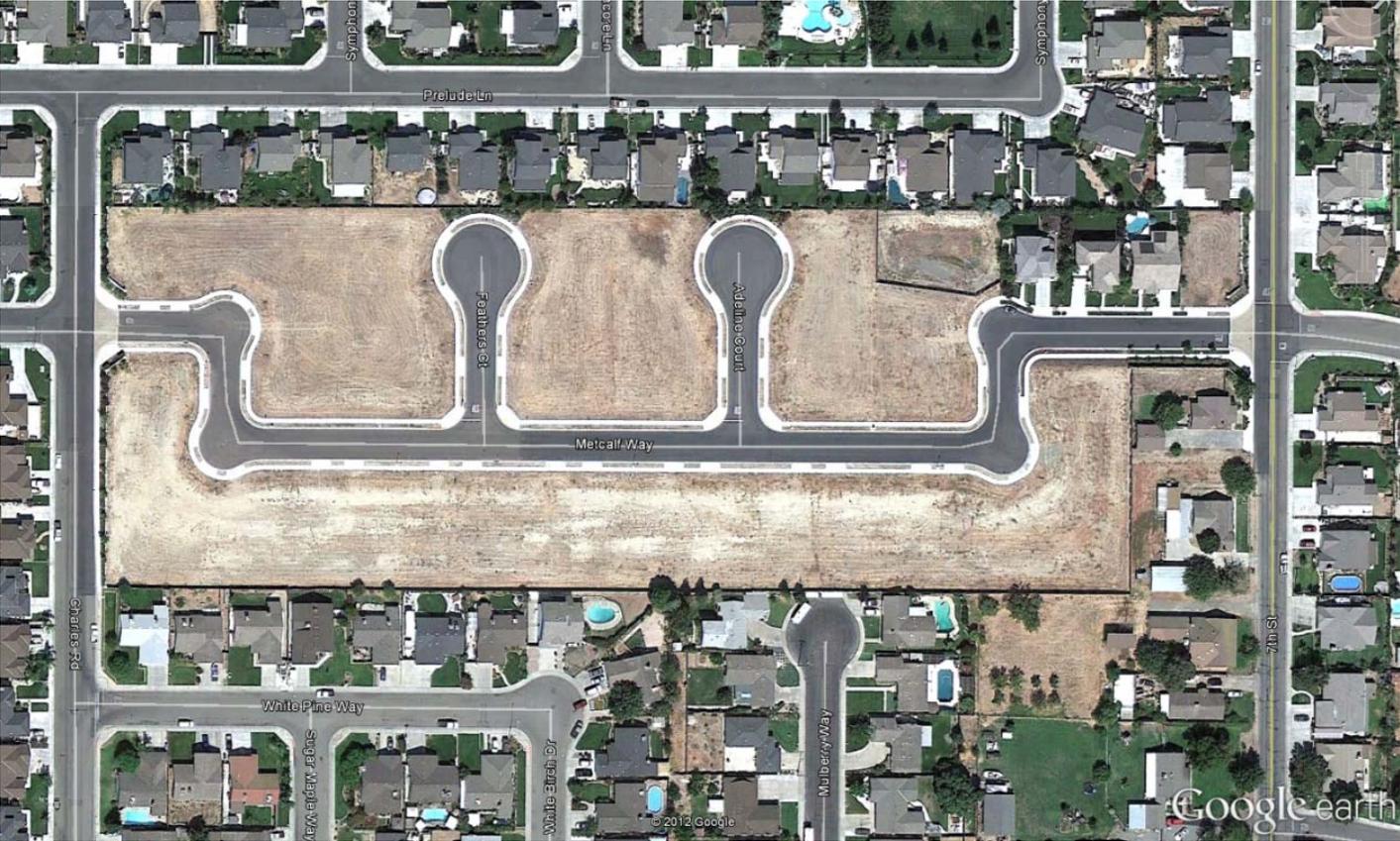
**Development Under Construction:**

**3) Fontana Ranch Estates North – 88 Homes – 9 under construction now**



**Approved Developments to be Built in the Future:**

**4) Feather's Glen – 42 Homes – 3 Homes Built – Restart Date Unknown**



5) Euclid North – 50 Homes – Anticipated Start Date Unknown

6) Euclid South – 69 Homes – Anticipated Start Date Unknown

