



CITY OF HUGHSON
CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA

AGENDA
MONDAY, MARCH 25, 2013 – 7:00 P.M.

- CALL TO ORDER:** Mayor Matt Beekman
- ROLL CALL:** Mayor Matt Beekman
Mayor Pro Tem Jeramy Young
Councilmember Jill Silva
Councilmember George Carr
Councilmember Harold Hill
- FLAG SALUTE:** Mayor Matt Beekman
- INVOCATION:** Hughson Ministerial Association
-

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:

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 March 11, 2013 Regular City Council Meeting Minutes.
- 3.2:** Approval of the Warrants.

- 3.3:** Approval of the Treasurer's Report for January 2013.
- 3.4:** Approval and adoption of Resolution No. 2013-10, A Resolution of the City Council of the City of Hughson Waiving Fees for the City-Wide Yard Sale scheduled for Saturday, April 27, 2013.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 5.1:** Approve the second reading and adoption of Ordinance No. 2013-01, an Ordinance of the City Council of the City of Hughson Amending Hughson Municipal Code Chapter 12 Streets, Sidewalks and Public Places, Section 12.08, Excavations and Installations.

6. NEW BUSINESS:

- 6.1:** Consideration of Resolution No. 2013-11, Adopting a Utility Trench Cut Fee.
- 6.2:** Accept the 2012 Annual General Plan Progress Report, as well as the Annual Progress Report on Implementation of the Housing Element.
- 6.3:** Provide Direction to Staff regarding a new vacancy on the Planning Commission.

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: None.

10. REPORT FROM CLOSED SESSION: None.

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:

March 27	▪ Planning Commission Special Meeting, Council Chambers, 6:00pm
April 8	▪ City Council Meeting, Council Chambers, 7:00pm
April 13	▪ Hughson Arboretum & Gardens, Open Garden Event 1:00pm-4:00pm
April 16	▪ Planning Commission Meeting, Council Chambers, 6:00pm
April 22	▪ City Council Meeting, Council Chambers, 7:00pm
April 27	▪ City-wide Yard Sale Event – ALL DAY
April 27	▪ LOVE Hughson Event, visit www.lovehughson.com
May 4	▪ Annual City-wide “Clean-Up Day”, 7:30am-3:00pm
May 13	▪ City Council Meeting, Council Chambers, 7:00pm
May 21	▪ Planning Commission Meeting, Council Chambers, 6:00pm
May 27	▪ Memorial Day-Holiday- City Hall will be closed.
May 28	▪ City Council Meeting, Council Chambers, 7:00pm (Tuesday)

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: March 22, 2013 **TIME:** 12:00pm
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 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, MARCH 11, 2013 – 7:00 P.M.

CALL TO ORDER: Mayor Matt Beekman

ROLL CALL:

Present: Mayor Matt Beekman
Mayor Pro Tem Jeramy Young
Councilmember Jill Silva
Councilmember George Carr
Councilmember Harold Hill

Staff Present: Mike Harden, Interim City Manager
Thom Clark, Community Development Director
Daniel J. Schroeder, City Attorney
Darin Gharat, Chief of Police
Dominique Spinale, Management Analyst/Deputy City Clerk
Lisa Whiteside, Finance Manager
Sam Rush, Public Works Superintendent

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Hughson Ministerial Association

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

No Public Comments.

2. PRESENTATIONS:

2.1: Conduct Interviews to fill the two (2) vacant seats on the Planning Commission.

2.1.a: Hold Nominations for two (2) appointments to the Planning Commission.

2.1.b: City Clerk to administer the Oath of Office to the Commissioners.

City Clerk Spinale advised the Council that applicant Jamie Carlson pulled her application at this time.

The City Council was given a list of five (5) questions to ask each of the applicants during their interview. Applicants were interviewed individually in the following order:

**Sanjay Patel
Hans Picinich
Zachary Davis**

Upon the completion of interviews, the Council was instructed by Attorney Schroeder to conduct a nomination process to appoint commissioners.

Mayor Beekman opened nominations.

Mayor Pro Tem Young nominated Sanjay Patel and Councilmember Hill nominated Zachary Davis.

No further nominations were made.

Mayor Beekman motioned to close nominations. Councilmember seconded the motion.

Beekman/Carr 5-0 motion passes to close nominations.

Young/Silva 5-0 motion passes to appoint Sanjay Patel and Zachary Davis to the Planning Commission.

City Clerk Spinale administered the Oath of Office to each of the Commissioners. Their terms will expire December 31, 2014.

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 February 25, 2013 Special Joint Meeting with the Planning Commission Minutes and the Regular City Council Meeting Minutes.

3.2: Approval of the Warrants.

- 3.3:** Approval of Resolution No. 2013-08, accepting the Well No. 7 Replacement-Exploratory Test Well Project and Authorizing the City Clerk to file a Notice of Completion.

Silva/Carr 5-0 motion passes to approve the Consent Calendar.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 5.1:** Approve the Introduction and First Reading of Ordinance No. 2013-01, an Ordinance of the City Council of the City of Hughson Amending Hughson Municipal Code Chapter 12 Streets, Sidewalks and Public Places, Section 12.08, Excavations and Installations.

Director Clark provided the Staff report on this Item. Council discussed this Item.

Mayor Beekman opened and closed the Public Hearing at 7:25p.m. No public comments were provided.

Hill/Young 5-0 motion passes to Approve the Introduction and First Reading of Ordinance No. 2013-01, an Ordinance of the City Council of the City of Hughson Amending Hughson Municipal Code Chapter 12 Streets, Sidewalks and Public Places, Section 12.08, Excavations and Installations.

6. NEW BUSINESS:

- 6.1:** Consideration of Resolution No. 2013-09, opposing the State Water Resources Control Board's Proposal to Require the Release of 35% of Unimpaired Flows on the Stanislaus, Tuolumne, and Merced Rivers.

Herb Smart, Public Information Specialist with the Turlock Irrigation District presented an informative power point to the Council on this Item.

Silva/Carr 5-0 motion passes to adopt Resolution No. 2013-09, opposing the State Water Resources Control Board's Proposal to Require the Release of 35% of Unimpaired Flows on the Stanislaus, Tuolumne, and Merced Rivers.

- 6.2:** Consideration of a Memorandum of Agreement between the County of Stanislaus and the City of Hughson for the California Office of Traffic Safety General Traffic Records Safety Program.

Chief Gharat discussed this Item with the Council.

Beekman/Young 5-0 motion passes to approve entering into a Memorandum of Agreement between the County of Stanislaus and the City of Hughson for the California Office of Traffic Safety General Traffic Records Safety Program.

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)

Councilmember Carr welcomed Mike Harden and provided an update on the Hughson Family Resource Center.

Councilmember Silva also welcomed Mike Harden, and thanked Director Clark for holding the Acting City Manager position until Harden arrived.

Councilmember Hill updated the Council on his attendance at a Roundtable meeting organized through State Assembly Kirsten Olsen’s Office.

Mayor Pro Tem Young updated the Council on his attendance at the Chamber of Commerce meeting.

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

Mayor Beekman updated the Council on his attendance at the LAFCO meeting and thanked Staff for their work.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: 8:09 P.M.

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

Two (2) potential cases

9.2: CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6.

Agency Negotiator: Mike Harden, Interim City Manager
Thom Clark, Community Development Director

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

10. REPORT FROM CLOSED SESSION:

Council returned from Closed Session at 8:47P.M. All members were present and no reportable action was taken.

ADJOURNMENT:

Mayor Beekman asked for a motion to adjourn. Councilmember Carr motioned to adjourn and Councilmember Silva followed with a second motion.

The meeting adjourned at 8:47P.M.

MATT BEEKMAN, Mayor

DOMINIQUE SPINALE, Deputy City Clerk

REPORT.: Mar 22 13 Friday
 RUN....: Mar 22 13 Time: 15:07
 Run By.: KATHY DAHLIN

City of Hughson
 Cash Disbursement Detail Report
 Check Listing for 03-13 Bank Account.: 0100

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

LW

Check Number	Check Date	Vendor Number	Name	Net Amount	-----Payment Information-----	
					Invoice #	Description
43589	3/8/2013	STA01	STANISLAUS COUNTY	\$ (2,567.37)	121329u	Ck# 043589 Reversed
				\$ (11,894.64)	1213217u	Ck# 043589 Reversed
			Check Total:	\$ (14,462.01)		
43597	3/19/2013	AFL01	AFLAC	\$ 747.38	745806	AFLAC
43598	3/19/2013	ARR00	ARROWHEAD MOUNTAIN SPRING	\$ 15.41	03C002566	BOTTLED WATER
43599	3/19/2013	AVA00	AVAYA, INC	\$ 125.16	273244177	PHONE
43600	3/19/2013	BLU00	BLUE SHIELD	\$ 10,730.00	B30319	HEALTH PREMIUMS 4/2013
43601	3/19/2013	CAL40	CALIFORNIA WATER	\$ 140.00	B30313	MEMBERSHIP FOR A.FONTANA
43602	3/19/2013	CLA03	CLARK'S PEST CONTROL	\$ 102.00	13896492	PEST CONTROL
				\$ 57.00	13925565	PEST CONTROL
			Check Total:	\$ 159.00		
43603	3/19/2013	CSJ03	CSJVRMA	\$ 18,823.00	20130270	WORKER'S COMP & LIABILITY PROGRAM
43604	3/19/2013	EMP01	STATE OF CALIFORNIA	\$ 1,346.17	B30314	PAYROLL TAXES
43605	3/19/2013	HAR02	THE HARTFORD	\$ 532.50	B30314	DEFERRED COMPENSATION
43606	3/19/2013	HUG08	CITY OF HUGHSON	\$ 1,757.99	B30312	LLD WATER SERVICE
43607	3/19/2013	HUG34	VALLEY PARTS WAREHOUSE, I	\$ 55.80	77263	MISC. SUPPLIES
				\$ 14.47	77985	SEAL
			Check Total:	\$ 70.27		
43608	3/19/2013	IND05	INDUSTRIAL ELECTRICAL CO	\$ 1,009.83	1042530	WELL #4 MAINTENANCE
43609	3/19/2013	LUN01	LUNA, SAM	\$ 102.72	B30312	PESTICIDE APLICATORS HANDBOOK
43610	3/19/2013	MOD01	THE MODESTO BEE	\$ 315.00	TB2159022	CITY MANAGER'S AD
43611	3/19/2013	OPE01	OPERATING ENGINEERS LOCAL	\$ 405.00	B30312	LOCAL UNION #3 DUES
43612	3/19/2013	PER01	P.E.R.S.	\$ 6,445.19	B30314	RETIREMENT
43613	3/19/2013	PIT01	PITNEY BOWES	\$ 513.38	7062540MR	POSTAGE MACHING LEASE
43614	3/19/2013	QUI03	QUICK N SAVE	\$ 134.37	1-5737	DIESEL
				\$ 63.18	1-7671	DIESEL CRACK SEALER
				\$ 148.96	1-8448	DIESEL
				\$ 58.66	1-8781	DIESEL KUBOTA
			Check Total:	\$ 405.17		
43615	3/19/2013	R&R01	R & R DISPOSAL	\$ 95,306.94	B30315	GARBAGE LESS FRANCHISE FEE OCT/NOV/DEC 2012
43616	3/19/2013	SAF01	SAFETLITE	\$ 227.62	293890	BARRICADE DECALS
43617	3/19/2013	SHR02	SHRED-IT CENTRAL CA	\$ 117.31	940163572	SHREDDING
43618	3/19/2013	SPI00	SPINALE, DOMINIQUE	\$ 175.21	B30312	REIMBURSEMENT FOR EXPENSES

43619	3/19/2013	STA23	CalPERS SUPPLEMENTAL INCO	\$	20.00	B30314	DEFERRED COMPENSATION
43620	3/19/2013	STA47	STANISLAUS COUNTY SHERIFF	\$	2,567.37	1213-209	VEHICLE CHARGES 1/13
				\$	11,894.64	1213-217	SLESF - DEPUTY
				\$	14,202.52	1213-221	SLESF - RECORDS MGMT & EX TRA PATROL 1/13
			Check Total:	\$	28,664.53		
43621	3/19/2013	UNI07	UNITED WAY OF STANISLAUS	\$	2.00	B30314	UNITED WAY
43622	3/19/2013	UNU01	UNUM LIFE INSURANCE CO.	\$	519.42	B30319	LIFE INSURANCE WITHHOLDIN
43623	3/22/2013	ABS00	ABS PRESORT	\$	624.07	86439	STATEMENTS - MARCH 2013
43624	3/22/2013	ARC00	ARC	\$	7.00	723473	EMAIL DISTRICT MAP
43625	3/22/2013	ATT01	AT&T	\$	3,534.15	B30320	PHONE
43626	3/22/2013	DET01	DETROIT INDUSTRIAL TOOL	\$	257.18	479115	DIAMOND CUT BLADE
43627	3/22/2013	DON01	DON'S MOBILE GLASS	\$	40.00	ITUR2131	WINDSHIELD REPAIR
43628	3/22/2013	ENV02	ENVIRONMENTAL SYSTEMS	\$	1,788.93	26445	STREET SWEEPING 3/2012
43629	3/22/2013	ENV03	ENVIRONMENTAL SCIENCE ASS	\$	19,936.75	101876	CLIMATE ACTION PLAN DEC, JAN, FEB
43630	3/22/2013	EWI00	EWING IRRIGATION PRODUCTS	\$	1,126.45	5902500	PVC REPAIR MATERIAL
43631	3/22/2013	EXPO0	EXPRESS PERSONNEL SERVICE	\$	3,473.43	B30321	EXTRA HELP - WWTP, WATER, BLD/GROUNDS, PARKS
43632	3/22/2013	GOL06	GOLDEN BOWL	\$	69.00	466149	LUNCH FOR PANEL
43633	3/22/2013	HAR04	HARDER'S PRINT SHOP	\$	196.95	62449	BLD DEPT CORRECTION NOTICES
43634	3/22/2013	HOM01	THE HOME DEPOT CRC	\$	26.10	7014660	LUMBER
				\$	185.60	7014672	SUPPLIES TO REPAIR VANDALISM
			Check Total:	\$	211.70		
43635	3/22/2013	HUG03	HUGHSON CHRONICLE	\$	119.40	102303	LEGAL #7372 ORD AMDENDING 12.08
				\$	84.58	102312	LEGAL #7396 PLANNING COMM USE PERMIT
			Check Total:	\$	203.98		
43636	3/22/2013	HUG11	HUGHSON FARM SUPPLY	\$	46.16	0443373IN	EAR PLUGS
				\$	15.98	0443559IN	SPARK PLUGS
				\$	122.37	0443656IN	GARDENING EQUIP
			Check Total:	\$	184.51		
43637	3/22/2013	MCR01	MCR ENGINEERING, INC	\$	7,650.00	9473	ENGINEER FEE'S 1/13
				\$	18,845.00	9513	ENGINEER FEES 2/13
			Check Total:	\$	26,495.00		
43638	3/22/2013	NEU01	NEUMILLER & BEARDSLEE	\$	1,200.00	254832	LEGAL SVCS 2/13
				\$	6,668.92	254833	LEGAL SVCS-GENERAL 2/13
				\$	1,110.00	254834	LEGAL SVCS - PUBLIC WORKS
			Check Total:	\$	8,978.92		
43639	3/22/2013	PAC05	PACIFIC PLAN REVIEW	\$	2,697.50	B30320	BLD INSPECTIONS 2/2013

43640	3/22/2013	POS01	POSTAGE BY PHONE	\$	700.00	B30320	POSTAGE RESERVE
43641	3/22/2013	RIC04	RICOH USA, INC	\$	1,340.15	88702013	COPIER LEASE
43642	3/22/2013	SEE02	SEE CLICK FIX	\$	5,600.00	2840	SCF ANNUAL LICENSE & 1 TIME IMPLEMENTATION FEE
43643	3/22/2013	SHO02	SHORE CHEMICAL COMPANY	\$	775.59	36267	FERRIC CHLORIDE
43644	3/22/2013	SUM02	SUMMERS, SCOTT	\$	120.00	B30321	REFUND STARN PARK
43645	3/22/2013	UNI11	UNIVAR USA, INC	\$	446.05	SJ536937	HYPOCHLORITE WELL #8
43646	3/22/2013	USH00	US HEALTHWORKS MEDICAL	\$	110.00	2250487CA	PROFESSIONAL SVCS
			Cash Account Total:	\$	233,131.50		
			Total Disbursements:	\$	233,131.50		



CITY OF HUGHSON AGENDA ITEM NO. 3.3

SECTION 3: CONSENT CALENDAR

Meeting Date: March 25, 2013
Presented By: Lisa Whiteside, Finance Manager
Subject: Treasurer's Report – January 2013

Approved By: _____

Recommendation:

Staff recommends the City Council review and receives the enclosed City of Hughson Treasurer's Report for January 2013.

Enclosed you will find the City of Hughson Treasurer's Report for January 2013. After review and evaluation of the report, I have researched the following Fund's with a deficit balance. After discussion with other management staff personnel, I submit the following detailed explanation:

Public Facilities Development Streets Fund:

The Public Facilities Development Streets Fund currently reflects a negative balance of (\$678,724.33). The deficit is a result of the Euclid Bridge Project, which was constructed in Fiscal Year 2006/2007, for approximately \$1.3 million. The project was completed in anticipation of funding from Developer Impact Fees collected from new development. Unfortunately, the housing market declined significantly and the new development never materialized. Once the economy strengthens and new building starts again, we can recognize additional developer impact fees and reduce the deficit more quickly.

Water Developer Impact Fee Fund:

The Water Developer Impact Fee Fund currently reflects a negative balance of (\$537,208.94). After extensive review City staff discovered that the remaining deficit is attributable to settlement arrangements that were made in FY 2008/2009 and FY 2009/2010 for the Water Tank on Fox Road near Charles Street. During that period the City paid out \$650,000 in settlements.

This account will be in a deficit position until additional development occurs and developer impact fees are collected to cover those costs.

Transportation Capital Project Fund:

The Transportation Capital Project Fund currently reflects a negative balance of (\$798,651.25). The City currently has two Street projects that have not been closed out: Pine Street and Hatch Rd. Both projects are complete and the city is in the process of applying for reimbursement from CMAQ funds. The 4th Street project is out to bid and the expected bid opening will be held April 2, 2013. This project, like Pine Street, will use both CMAQ and CDBG funds.

**City of Hughson
Treasurer's Report
January 2013**

	MONEY MARKET	GENERAL	REDEVELOPMENT**	TOTAL
Bank Statement Totals	\$ 5,163,334.14	\$ 1,125,274.13	\$ 206,385.49	\$ 6,494,993.76
Adjustment-Direct Deposit Payroll	\$ -			\$ -
Outstanding Deposits +			\$ -	\$ -
Outstanding Checks/transfers -	\$ (8,383.29)	\$ (339,904.69)	\$ -	\$ (348,287.98)
ADJUSTED TOTAL	\$ 5,154,950.85	\$ 785,369.44	\$ 206,385.49	\$ 6,146,705.78
Investments: Various				\$ 999,505.29
Multi-Bank WWTP				\$ 1,405,760.27
Investments: L.A.I.F.		\$ 39,134.25	\$ 39,009.81	\$ 78,144.06
TOTAL CASH & INVESTMENTS				\$ 8,630,115.40

	January 2012	January 2013
Books - All Funds		
2 Water/Sewer Deposit	27,412.21	29,739.24
4 Sale of Vehicle	0.00	0.00
5 AB939 Source Reduction	0.00	459.53
7 Public Safety Augmentation	0.00	0.00
8 Vehicle Abatement	1,097.86	18,765.02
11 Traffic Congestion Fund	106,065.33	129,418.31
13 Redevelopment - Debt Service	429,231.39	59,844.16
14 Redevelopment - Housing	818,305.57	0.00
15 Redevelopment - Capital Projects	-332,341.96	0.00
17 Federal Officer Grant	6,620.00	6,620.00
19 Asset Forfeiture	1,660.43	1,660.43
25 Gas Tax 2106	43,451.55	17,727.75
30 Gas Tax 2107	14,304.37	10,143.56
31 Gas Tax 2105	85,817.97	17,313.21
35 Gas Tax 2107.5	12,672.14	14,672.14
40 General Fund	-69,620.73	419,892.04
401 General Fund Contingency Reserve	669,086.07	671,314.16
48 Senior Community Center	-1,743.73	4,155.43
49 IT Reserve	15,000.00	27,073.24
50 U.S.F. Resource Com. Center	6,512.78	3,421.91
51 Self-Insurance	104,644.52	97,073.49
52 CLEEF(California Law Enforcement E	0.00	0.00
53 SLESF (Supplemental Law Enforceme	217,725.27	138,900.39
54 Park Project	333,649.21	366,918.70
60 Sewer O & M	174,093.83	697,270.69
61 Sewer Fixed Asset Replacement	1,166,599.17	1,616,810.37
66 WWTP Expansion 2008	3,719,076.80	2,465,063.14
70 Local Transportation	39,686.03	126,604.92
71 Transportation	-278,527.68	-798,651.25
100/200 LLD's and BAD's	104,526.83	51,706.27
80 Water O & M	207,226.30	139,841.61
82 Water Fixed Asset Replacement	19,418.04	213,031.79
88 PW CDBG Street Project	0.00	-1,155.00
80 Water Reserve-USDA GRANT	21,524.50	21,524.50
90 Garbage/Refuse	129,368.18	40,759.05
91 Misc. Grants	-36,898.02	0.00
92 98-EDBG-605 Small Bus. Loans	93,585.12	93,585.12
94 96-EDBG-438 Grant	403.43	403.43
95 94-STBG-799 Grant	156,330.95	157,935.68
96 HOME Program Grant (FTHB)	37,810.91	35,041.19
97 96-STBG-1013 Grant	14,783.56	35,777.16
98 HOME Rehabilitation Fund	-1,084.71	0.00
Developer Impact Fees ***	1,145,374.13	1,699,454.02
TOTAL ALL FUNDS:	9,202,847.62	8,630,115.40

I hereby certify that the investment activity for this reporting period conforms with the Investment Policy adopted by the Hughson City Council, and the California Government Code Section 53601. I also certify that there are adequate funds available to meet the City of Hughson's budgeted and actual expenditures for the next six months.

Break Down of Impact Fees ***		
10 Storm Drain	48,913.27	159,014.57
20 Community Enhancement	103,972.61	52,619.77
41 Public Facilities Development	1,635,239.33	1,586,188.44
42 Public Facilities Development-Streets	-974,171.33	-678,724.33
55 Parks DIF	136,475.02	203,093.10
62 Sewer Developer Impact Fees	863,362.48	914,471.41
81 Water Developer Impact Fees	-668,417.25	-537,208.94
Break Down of Impact Fees ***	1,145,374.13	1,699,454.02

Lisa Whiteside, Treasurer

Date



CITY OF HUGHSON AGENDA ITEM NO. 3.4

SECTION 3: CONSENT CALENDAR

Meeting Date: March 25, 2013
Subject: Consideration of a Yard Sale Fee Exemption
Presented By: Dominique Spinale, Management Analyst

Approved By: _____

RECOMMENDATION:

Staff recommends the adoption of Resolution No. 2013-10, A Resolution of the City Council of the City of Hughson Waiving Fees for the City-Wide Yard Sale scheduled for April 27, 2013.

BACKGROUND AND OVERVIEW:

In the last few years the City Council has approved waiving yard sale fees for the City-Wide Yard Sale Event on the Saturday before our annual Clean-Up Day. It is well received by the residents and many of them look forward to this event every year.

The City-Wide Yard Sale serves as a great way for the community and neighborhoods to come together and participate together in a fun event, plus the Staff reminds the residents that everything they do not sell, they can dispose of at the clean-up day event.

Another aspect that the City appreciates is that the City-Wide Yard Sale Event brings more people into town, not only visit the yard sales, but to also patronize the wonderful businesses of Hughson.

CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2013-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
WAIVING THE ESTABLISHED YARD SALE FEES FOR THE CITY-WIDE YARD
SALE EVENT SCHEDULED FOR APRIL 27, 2013**

WHEREAS, the Hughson City Council and the City of Hughson supports local businesses and actively pursues ways to provide that support; and

WHEREAS, City-Wide Yard Sale Events are successful in attracting people from other areas into cities and towns, as demonstrated by other cities within California; and

WHEREAS, these types of events provide opportunities for citizens to come together socially as well as visit the commercial establishments Hughson has to offer; and

WHEREAS, a City-wide Yard Sale Event held on the weekend prior to the City's Annual Clean-up Day decreases the amount of materials sent to the landfill, which not only benefits the environment but also reduces disposal costs for the City; and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby waive the established Yard Sale Fees for the City-Wide Yard Sale Event scheduled for Saturday, April 27, 2013.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting held on this 25th day of March 2013 by the following roll call votes:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE, Deputy City Clerk

CITY OF HUGHSON
CITY COUNCIL
ORDINANCE NO. 2013-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON AMENDING
HUGHSON MUNICIPAL CODE TITLE 12 STREETS, SIDEWALKS, AND PUBLIC
PLACES, SECTION 12.08 EXCAVATIONS AND INSTALLATIONS**

The City Council of the City of Hughson does ordain as follows:

Section 1. The introductory paragraph of Section 12.08.050 of the Hughson Municipal Code is hereby amended in its entirety to read as set forth below. The remainder of Section 12.08.050 remains unchanged.

“12.08.050 Plans and inspections.

All proposed siphons, culverts, bridges, excavations and installations in, along, upon or across a city street shall be made in accordance with the plans and descriptions approved by and filed in the office of the director, and shall be subject to the conditions imposed in this section and any fees adopted or imposed by the city council whether by ordinance or resolution.

Section 2. *Severability.* Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

Section 3. *Effective Date; Transitional Clause.* This Ordinance shall take effect thirty days after adoption as provided by Government Code Section 36937. However, any claim that would have been timely if presented on the day before this Ordinance becomes effective which claim would be untimely under the requirements of the this Ordinance may, notwithstanding this Ordinance, be presented not later than the 45th day after the adoption of this Ordinance.

Section 4. *Certification.* The City Clerk shall certify the passage and adoption of this Ordinance and shall cause the same to be published according to law.

Section 5. *Publication.* Within 15 days after its final passage, the City Clerk shall cause this Ordinance to be published, and the ordinance posted in full, in accordance with California Government Code section 36933.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Hughson held on March 11, 2013 and by a unanimous vote of the council members present, further reading was waived.

On motion of Councilperson _____, seconded by Councilperson _____, the forgoing ordinance was duly passed by the City Council of the City of Hughson at a regular meeting thereof held on _____, 2013 by the following vote:

AYES:

NOES:

ABSTENTION:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE, Deputy City Clerk



CITY OF HUGHSON AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date: March 25, 2013
Subject: Consideration of Resolution No. 2013-11, A Resolution of the City Council of the City of Hughson Adopting a Utility Trench Cut Fee
Enclosures: None
Presented By: Thom Clark, Community Development Director

Approved By: _____

BACKGROUND AND OVERVIEW:

Numerous studies over the last two decades have concluded that trench cuts made into asphalt streets in order to install utility lines reduce the effective life of the paving and increase the cost of repaving. This is true regardless of the quality of the patch; it is an inherent cost. Historically cities and counties have simply absorbed these added costs. A trench cut ordinance establishes a regulatory fee to help relieve these additional expenses.

Based on relevant studies, there is a general consensus by public works experts that utility cuts have an overall negative impact on the performance of pavements in terms of loss of pavement life and structural pavement strength. According to the studies, pavement lives were reduced on the order of 15 to 50 percent depending on the number and extensiveness of pavement cuts. This fee is in addition to encroachment permit conditions and is proposed to offset the reduced pavement life.

The fee will be applied based on the Pavement Condition Index (PCI) developed through our Pavement Management System (PMS) analysis. The PMS is a condition analysis of all streets in the city. The PCI provides a priority ranking for road resurfacing.

The PMS gives streets a rating based on a scale of 0-100. Streets with a rating between 0 and 20 are considered very poor in condition, a rating of 20-40 is considered poor condition, a 40-70 rating is considered as fair in condition, a rating of 70-90 is considered good condition and a rating of 90 or above is considered very good condition. Streets or roads with a PCI greater than 50 will be subject to the fee.

It is proposed that the Department of Public Works use the following criteria to determine the fee for trench cuts:

- If the utility cut is large enough (or numerous enough) to require an overlay, then the responsible party will pay the full amount of the overlay cost.
- For smaller utility cut areas, the fee will be based on the assumption that 10% of the area will result in an overlay.

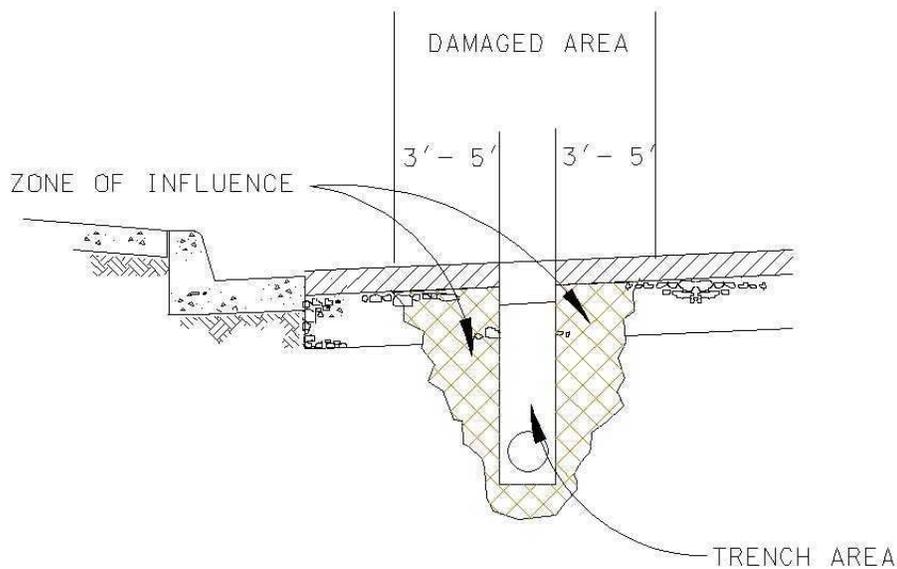
The proposed fee is calculated to be \$7.30 per square foot of cut area for the smaller utility cuts based on historical construction costs of overlays in Stanislaus County. This compares to relevant study calculations of \$10.20 per square foot (given regional historical construction costs for that study). The proposed fee is identical to Stanislaus County's fee for utility trench cuts.

The new fee is not applicable to the following types of work:

- Trench cuts in sidewalks
- Trench cuts necessitated by City action
- Trench cuts in non-asphaltic paving (IE: concrete or pavers)

NEED FOR A TRENCH CUT FEE

One of the aforementioned studies regarding the need for a fee to offset costs of repaving was study prepared for the City of Santa Ana by Dr. M. Y. Shahin, Ph.D. (See attached study) Dr. Shanin found that there is a "zone of influence" of dirt under the cap of the street which is disturbed every time a trench is dug in an asphalt street. This disturbance creates a linear void space running down both sides of the patch which is susceptible to stormwater intrusion. The water causes swelling and buckling of the asphalt.



Widening the patch does not solve this problem, unless the entire street is re-paved from gutter to gutter. The zone of influence is not under the patch but is just beyond its width. It occurs because dirt on either side of an unreinforced trench will slough off into the trench. See diagram above.

Trench cuts reduce the effective life of arterial streets by 8 ½ years, and increase the thickness of overlay that must be laid when the street is repaved by over two inches. Studies also show that multiple trench cuts in the same street have a cumulative negative impact greater than the sum of their individual impacts.

Assuming streets require repaving when they reach a pavement condition score of 65, a San Francisco State University study concluded that for local streets:

Asphalt streets with:	Have a service life of:
Less than 3 cuts	26 years
Between 3 and 9 cuts	18 years
More than 9 cuts	13 years

NEW FUND NEEDED FOR FEE

Proposition 218 (*Howard Jarvis Taxpayers Assn. v. City of Roseville, 97 Cal.App.4th 637, 119 Cal.Rptr.2d 91 (2002)*). requires that the money collected by the fee goes to a special enterprise fund that is to be used only to pay for more frequent and more expensive street resurfacing caused by utility trench cuts. This new fund will need to be set up by the Finance Department.

FISCAL IMPACT:

The proposed new fee is intended to off-set the cost of future road reconstruction and as such will have a positive fiscal impact. It is not possible to anticipate the dollar amount of anticipated fees at this time.

EFFECTIVE DATE:

This resolution will take effect in 30 days when the enabling ordinance takes effect.

RECOMMENDATION:

Adopt Resolution No. 2013-11, A Resolution of the City Council of the City of Hughson Adopting a Utility Trench Cut Fee.

THE EFFECTS OF UTILITY CUT PATCHING ON PAVEMENT LIFE SPAN AND REHABILITATION COSTS



Prepared for
City of Santa Ana
Draft Report
January 1999

Prepared by
M. Y. Shahin, Ph.D., P.E.
Consulting Engineer

RJN 029

TABLE OF CONTENTS

	Page
Chapter 1 Introduction	1
Chapter 2 City of Los Angeles Study Results	4
Chapter 3 Rehabilitation Cost Analysis	8
Part I Rehabilitation Costs for Arterial Streets without Utility Cuts	9
Part II Rehabilitation Costs for Arterial Streets with Utility Cut Patches	11
Part III Rehabilitation Costs for Local Streets without Utility Cuts	13
Part IV Rehabilitation Costs for Local Streets with Utility Cut Patches	15
Chapter 4 Conclusion	17
References	18

CHAPTER I. INTRODUCTION

Background

The following paragraphs are paraphrased from a City of San Francisco report on street excavation (1).

Over the past decade, many cities – including Phoenix, AZ; Los Angeles, CA; Sacramento, CA; Austin, TX; Kansas City, MO; Burlington, VT; and Cincinnati, OH – have sponsored studies to evaluate and quantify the effect of trenching and utility patching on the service life of streets. Many of these studies have used measuring devices to compare the strength and performance of trenched and untrenched sections in a sample group of streets.

The City of Phoenix, AZ measured the strength of pavement structure in and around trenched areas using a Falling Weight Deflectometer (FWD). A FWD measures the amount a pavement sags (deflection) under varying loads traveling over the surface. The FWD simulates a wheel traveling over the pavement surface and registers the amount of deflection. Stronger pavements have smaller deflections. The Phoenix Study found that, on average, the area in and around a trench registered a 24% higher deflection than untrenched areas. The higher deflections in trenched areas demonstrate reduced structural load carrying capacity, which is caused partially by the discontinuity in the street caused by the utility cut. The report determined that trenched areas would require an additional 1.25 inches of asphalt concrete to reduce deflection to normal levels. The study also concluded that trenching doubled street maintenance costs for the City by reducing pavement life (i.e. requiring more frequent repaving) and increasing required resurfacing thickness.

Several other studies, including those conducted for Kansas City, Los Angeles, and Sacramento, have included deflection testing in their analyses of the effect of utility cuts on the service life of streets. Similar to the Phoenix study, all of these studies determined that utility cuts reduce the structural strength and service life of streets, the structural damage caused by utility cuts extends beyond the perimeter of the cut itself, and utility cuts result in increased maintenance costs.

The Kansas City Study concluded, on average, the test sites evaluated would require an additional 1.5 inches of asphalt concrete to offset the structural damage caused by trenching. This study concluded utility cuts caused structural damage to the street beyond the perimeter of the initial trench.

The Los Angeles Study concluded trenches resulted in weaker structural support in and around the trenched area. This study concluded arterial streets, on average, over 2.5 inches of additional asphalt concrete would be required to make up for the weakness caused by utility cuts. For local streets, 0.65 additional inches would be required.

The Sacramento Study analyzed transverse and longitudinal utility cuts separately. For transverse utility cuts, the study concluded that the area extending an average of 3.64 feet outside the cut was weakened, requiring a structural patch prior to resurfacing of the street. It found that an additional 1.5 inches of asphalt concrete would be required to put a street that has a longitudinal utility cut in structurally adequate condition.

Some municipal studies, including the Los Angeles, Austin, Phoenix, And Burlington Studies, have also compared the condition of a sample of streets with and without trenches using pavement condition scores. Following this approach, the Los Angeles Study concluded that utility cuts reduced average pavement life from 25 to 16.5 years for arterial streets and from 34.5 to 28.5 for local streets. The Austin Study concluded that on average, pavement life is reduced 17.5% on streets where longitudinal cuts exist and 33.36% on streets where transverse cuts or a combination of both transverse and longitudinal cuts exist. It also found that even utility cuts, which were carefully repaired showed a significant decrease in ride quality. The Phoenix Study revealed a 4.5 year reduction in the typical pavement life as the result of utility cuts (from 20 years to 15.5 years). The Burlington Study concluded that, on average, in the City of Burlington, streets without utility cut patching have a life of 18.5 years while streets with utility cut patching have a life of 10.9 years.

A report from the City of San Francisco concluded that 'street cuts disrupt pavement layers and supporting soil in the area surrounding the cut.' The disruption can be reduced, but not eliminated. Utility cuts cause unavoidable damage to the pavement layers and soil supporting the pavement around the perimeter of the utility cut. Although high quality patching may reduce the structural damage caused by utility cuts, the street will still incur ride quality and cracking damage and its service life will be diminished.

The collective results of the above reports indicates a strong relationship between the presence of utility cut patching and decreased pavement life in asphalt pavements.

Objective

The objective of this report is to calculate the effect of utility cut patching on pavement life and consequent rehabilitation costs of arterial and local streets in the City of Santa Ana, CA.

Approach

This report presents the calculation of the effect of utility cut patching on pavement rehabilitation costs for the City of Santa Ana. The calculations are based on test results from a comprehensive engineering study conducted for the City of Los Angeles (2) and cost data provided by the City of Santa Ana. In the Los Angeles study, 100

street sections were randomly selected and surveyed. Fifty of these sections were functionally classified as "Local" and the other fifty as "Select" (Arterial). All street sections were flexible (asphalt) pavements. The street sections were surveyed using the Pavement Condition Index (PCI) (Figure 1) for distress survey and the Falling Weight Deflectometer (FWD) for structural evaluation.

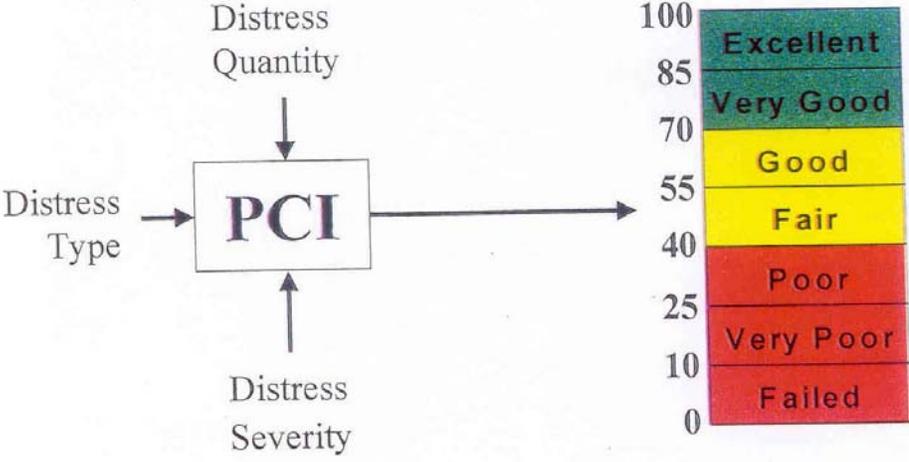


Figure 1. Pavement Condition Index (PCI)

CHAPTER II. CITY OF LOS ANGELES STUDY RESULTS (2):

The PCI survey technique was used to determine the effect of utility cut patching on pavement life span. The PCI (3) is a score from 0 to 100 (with 100 being excellent) that is computed based on the amount and severity of the pavement existing distress. The life spans illustrated in Figure 2 were determined based on the analysis of the data.

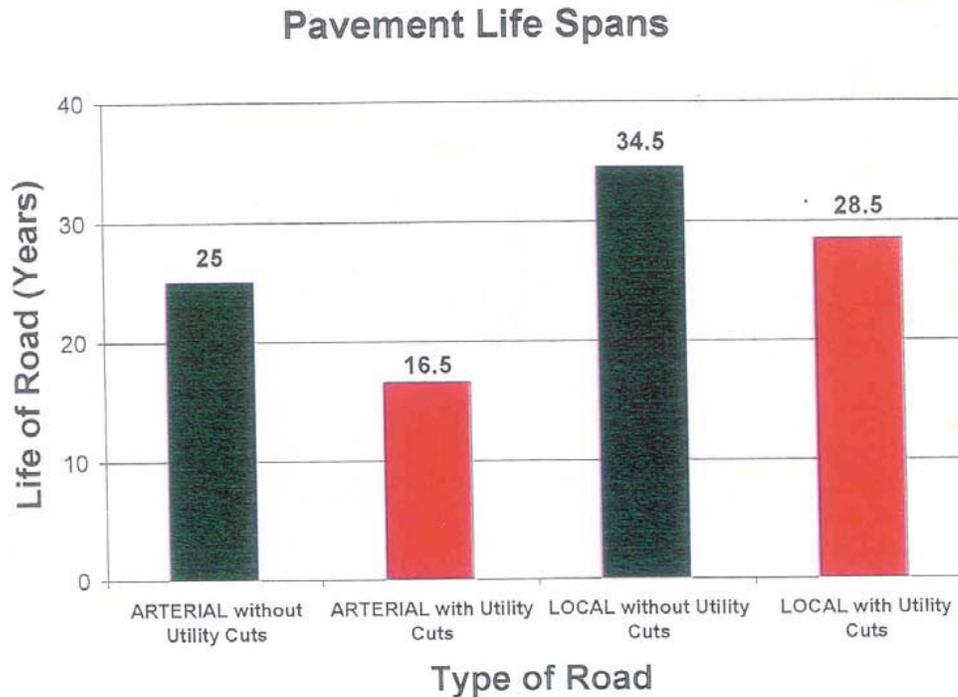


Figure 2. Pavement Life Spans

The FWD testing was used to measure pavement deflections under load in the utility cut patched areas and non-patched areas. The deflection measurements were used to determine the overlay requirement for each tested area utilizing the 1993 AASHTO DARWIN pavement design program. Figure 3 illustrates the typical pavement deflection under a FWD load. Figure 4 shows the locations of the FWD load testing with respect to the utility cut patches. Coring was also conducted on each pavement section to determine existing pavement structure and provide necessary data for the calculation of overlay requirements. An example core diagram for one section (Figure 5) is shown for the patch edge, pavement edge, and pavement. Figure 6 is a summary of the average overlay requirements for both Arterial and Local streets.

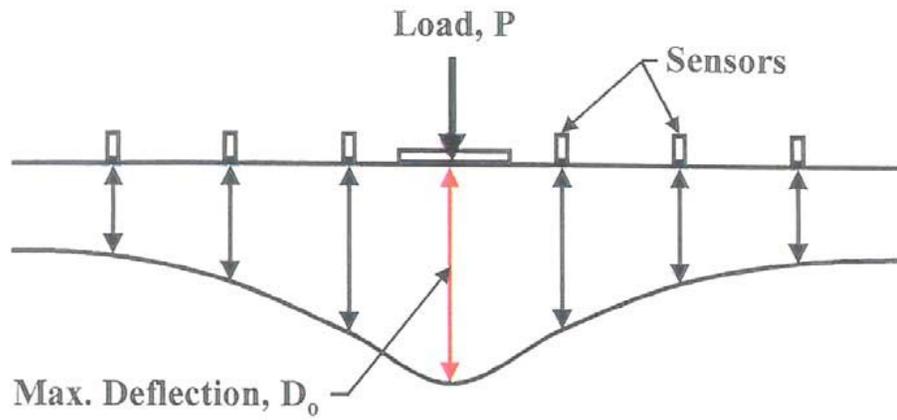


Figure 3. Falling Weight Deflectometer (FWD) Typical Pavement Deflection

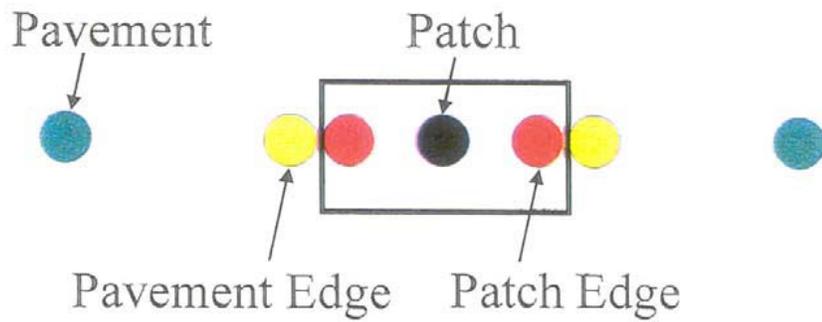


Figure 4. Falling Weight Deflectometer (FWD) Test Locations

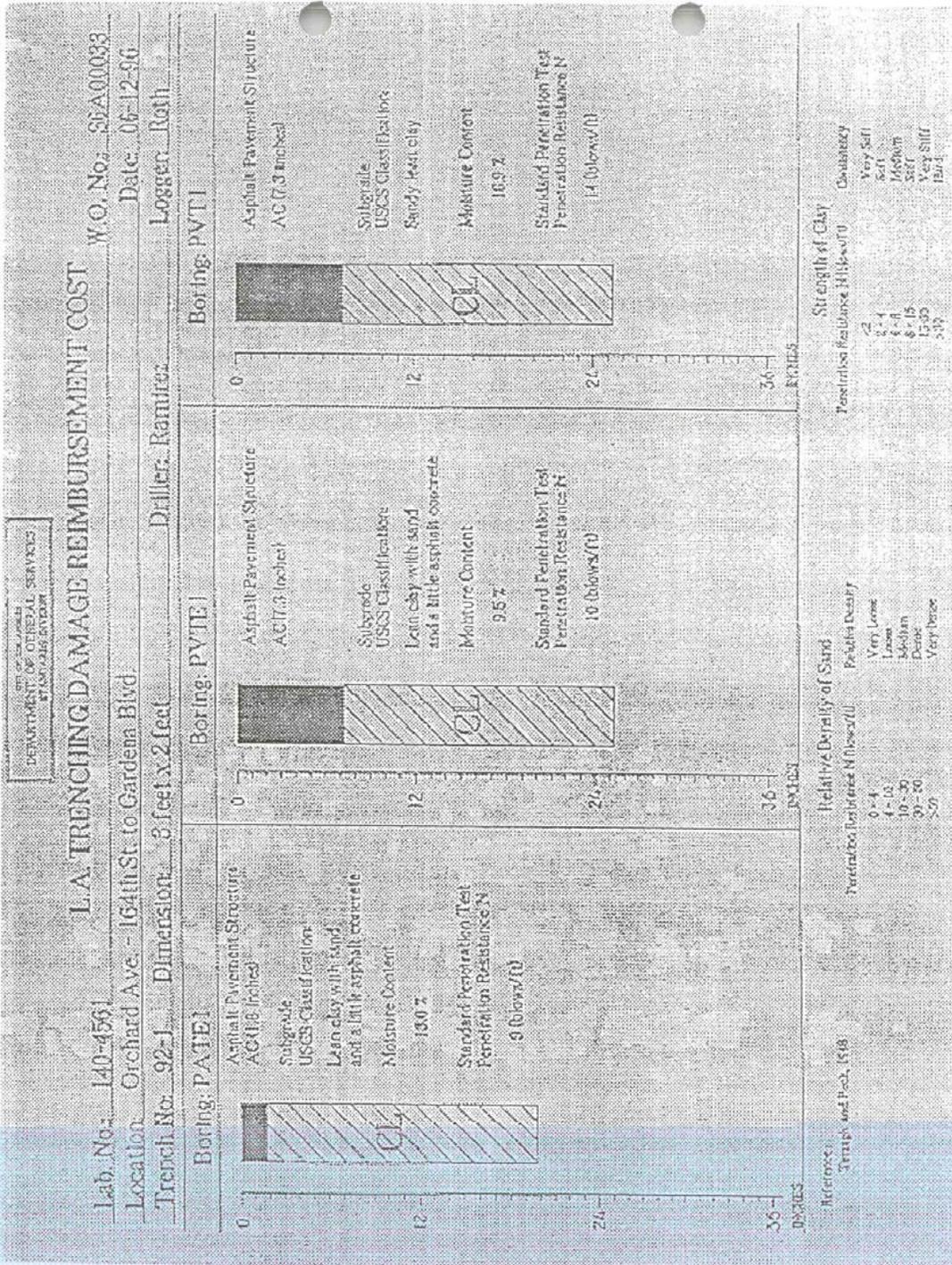


Figure 5. Example Core Diagram

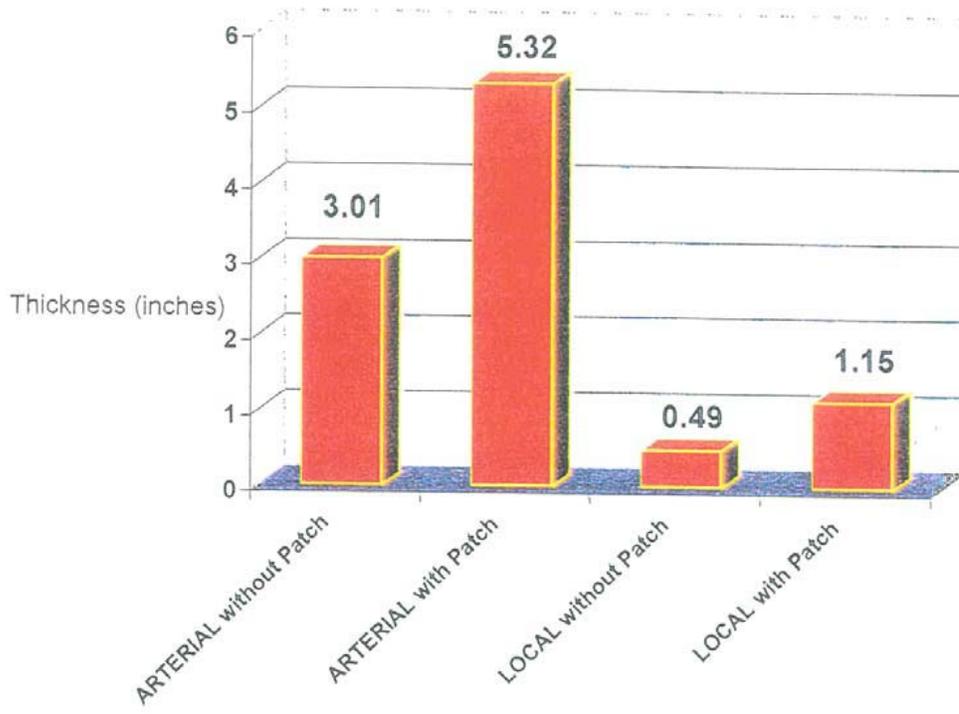


Figure 6. Overlay Thickness Required

CHAPTER III. REHABILITATION COST ANALYSIS

Based on the results obtained from the City of Los Angeles study, and considering the direct and indirect costs associated with an overlay, a cost analysis was prepared. Such costs include manhole alignment and cold planing. This approach assumes that no reconstruction will be necessary if the PCI is kept above Critical (2), utilizing properly scheduled maintenance.

For the purpose of this report, representative cost figures were obtained from the City of Santa Ana and are as follows:

- (1) Asphalt patch material costs - \$38.05/ton, in place
- (2) Manhole alignment costs - \$9,800/mile
- (3) (a) Arterial - Cold plane costs - \$0.51/sf (cold plane full width of street after every 2nd overlay)
(b) Local Street - Cold plane costs - \$0.51/sf (cold plane full width of street after every 2nd overlay)
(c) Profile 8' for Local and 10' for Arterial next to gutter on every overlay - \$0.51/sf

In addition, the following street area, width, and percent utility cut patching were used in the analysis.

- (1) Area of streets
 - (a) Arterial - 35,104,398 sf; 109 center line miles; 61.00' ave. width
 - (b) Local - 51,087,771 sf; 277.44 center line miles; 34.87' ave. width
- (2) Percent of utility cuts

A conservative estimate of 50% was assumed.

The rehabilitation cost for the patched and non-patched pavements was calculated as follows:

$$\text{Total Cost} = \text{Overlay} + \text{Manhole Alignment} + \text{Cold Planing} + \text{Profiling}$$

Part I. Rehabilitation Cuts for Arterial Streets without Utility Cuts

(1) Overlay Costs = $3.01/12 \text{ inch} \times 5280 \text{ ft/mile} \times 61.00 \text{ ft/width}$
= $.075 \text{ tons/cu ft} \times 38.05 \text{ \$/ton}$

= \$230,550 per mile
= $(\$230,550 \times 109 \text{ miles})/25 \text{ years}$
= \$1,005,198 per year

(2) Manhole Alignment Cost = $(\$9,800 \text{ per mile} \times 109 \text{ mile})/25 \text{ years}$
= \$42,728 per year

(3) Cold Planing

Assuming cold planing on patched areas every overlay, therefore for non-patched areas will be in the ratio of overlay thickness: (5.32/3.01); i.e. every 2nd overlay.

Cold Planing Cost = $(\$0.51 \text{ per sf} \times 5280 \times 61) \times 109 \text{ miles}$
= $\$164,260.80 \text{ per mile} \times 109 \text{ miles}$
= \$17,904,427.20

Total Average Yearly Cold Planing Cost = $(\$17,904,427)/(2 \times 25) \text{ years}$
= \$358,088 per year

(4) Profiling of 10 ft Adjacent to Gutter

= $2 \text{ sides} \times 10 \text{ ft} \times 5280 \times \0.51 per sf
= \$53,856/mile

Total Profiling Cost = $\$53,856 \text{ per mile} \times 109 \text{ miles}$
= \$5,870,304

Profiling is only performed when cold planing is not; i.e., 1 out of 2 overlays. Therefore, average time between profiling = $(2 \times 25) = 50 \text{ years}$.

Total Average Yearly Profiling Cost = $\$5,870,304/50$
= \$117,406 per year

TOTAL AVERAGE YEARLY COST

= overlay + manhole alignment + cold planing + profiling
= $\$1,005,198 + \$42,728 + \$358,088 + \$117,406$
= \$1,523,420

Part II. Rehabilitation Costs for Arterial Streets with Utility Cut Patches

Assume 50% of streets are patched; i.e. 54.5 miles patched and 54.5 miles non-patched.

(1) Patched Overlay Costs	= $5.32/12 \times 5280 \times 61 \times .075 \times 38.05$ x 54.5 miles/16.5 years
	= \$1,345,931 per year
Non-patched	= $(\$230,550 \text{ per mile} \times 54.5 \text{ mile})/25 \text{ years}$ = \$502,598 per year
Total Yearly Average Overlay Cost	= \$1,345,931 + \$502,598 = \$1,848,529
(2) Manhole Alignment	
Patched Areas	= $(\$9,800 \times 54.5 \text{ miles})/16.5 \text{ years}$ = \$32,370 per year
Non-patched	= $(\$9,800 \times 54.5 \text{ miles})/25 \text{ years}$ = \$21,363
Total Yearly Average Manhole Alignment Cost	= \$32,370 + \$21,363 = <u>\$53,733</u>
(3) Cold Planing	
Patched Areas	= $(\$164,261 \text{ per mile} \times 54.5 \text{ miles})/[1$ (every overlay) x 16.5 years] = \$542,559 per year
Non-patched	= $(\$164,261 \text{ per mile} \times 54.5 \text{ miles})/[2$ (every 2nd overlay) x 25 years] = \$179,044
Total Yearly Average Cold Planing Cost	= \$542,559 + \$179,044 = <u>\$721,603</u>

(4) Profiling Costs

Patched Areas-No profiling is required since cold planing is performed every overlay.

Non-patched Areas = $(\$53,856 \text{ per mile} \times 54.5 \text{ miles})/50$
(every 2nd overlay)
= \$58,703

Total Yearly Average Profiling Cost = $\$0 + \$58,703$
= \$58,703 per year

TOTAL AVERAGE YEARLY COST

= $\$1,848,529 + \$53,733 + \$721,603 + \$58,703$
= \$2,682,568

Part III. Rehabilitation Costs for Local Streets without Utility Cuts

(1) Overlay Cost = Material Quantity x Material Cost

$$\begin{aligned} \text{Material Quantity} &= 0.49/12 \times 5280 \times 34.87 \\ &= 7,517.97 \text{ cu. ft. per mile} \\ &= 7,517.97 \times .075 \text{ tons per cu. ft.} \\ &= 563.85 \text{ tons per mile} \end{aligned}$$

$$\text{Material Cost} = \$38.05/\text{ton}$$

$$\begin{aligned} \text{Overlay Cost} &= 563.85 \times 38.05 \\ &= 21,454.49 \text{ \$/mile} \\ &= 21,454.49 \times 277.44 \text{ miles} \\ &= \$5,952,333.71 \end{aligned}$$

$$\begin{aligned} \text{Total Average Yearly} \\ \text{Overlay Cost} &= \text{Overlay Cost/Service Life} \\ &= \$5,952,333.71/34.5 \text{ years} \\ &= \underline{\$172,531 \text{ per year}} \end{aligned}$$

$$\begin{aligned} \text{(2) Manhole Alignment} &= \$9,800/\text{mile} \\ &= \$9,800 \times 277.44 \text{ miles} \\ &= \$2,718,912 \end{aligned}$$

$$\begin{aligned} \text{Total Average Yearly} \\ \text{Manhole Alignment Cost} &= \$2,718,912/34.5 \text{ years} \\ &= \underline{\$78,809.00 \text{ per year}} \end{aligned}$$

(3) Cold Planing Prior to Overlay

Assuming cold planing on patched areas every fifth overlay, then for non-patched areas would be in ratio of overlay thickness'; i.e. every $(1.15/0.49) \times 5 = 11.2$; assume every 10th overlay.

$$\begin{aligned} \text{Cold Planing Cost} &= \$0.51/\text{sf} \\ &= \$0.51 \times 5280 \times 34.87 \text{ per mile} \\ &= \$93,898 \text{ per mile} \times 277.44 \\ &= \$26,051,061 \end{aligned}$$

$$\begin{aligned} \text{Total Average Yearly} \\ \text{Cold Planing Cost} &= \$26,051,061/(10 \times 34.5) \\ &= \underline{\$75,510 \text{ per year}} \end{aligned}$$

(4) Profile of 8' Adjacent to Gutter = \$0.51/SF
Profiling \$/mile = 2 sides x 8 ft x 5280 ft x 0.51
= \$43,085/mile
Total Profile Cost = \$43,085 x 277.44 miles
= \$11,953,502

Since profiling is only performed when cold planing is not, assuming once between cold planing, i.e. every 10th overlay, or $10 \times 34.5 = 345$ years.

Total Average Yearly
Profiling Cost = $\$11,953,502 / 345 = \underline{\$34,648 \text{ per year}}$

TOTAL AVERAGE YEARLY COST

= overlay + manhole alignment + cold planing + profiling
= $\$172,531 + \$78,809 + \$75,510 + \$34,648$
= \$361,498 per year

Part IV. Rehabilitation Costs for Local Streets with Utility Cut Patches

Assume 50% of streets are patched; i.e. 138.72 miles patched and 138.72 non-patched.

(1) Overlay Costs

$$\begin{aligned} \text{Overlay Cost,} \\ \text{Patched Areas} &= 1.15/12 \times 5280 \times 34.87 \times 0.075 \times 38.05 \\ &= \$50,352/\text{mile} \\ &= \$50,352 \times 138.72 \text{ miles}/28.5 \text{ service life years} \\ &= \$245,082 \text{ per year} \end{aligned}$$

$$\begin{aligned} \text{Overlay Cost,} \\ \text{Nonpatched Areas} &= (\$21,454.49 \text{ per mile} \times 138.72 \text{ miles})/34.5 \text{ years} \\ &= \$86,266 \text{ per year} \end{aligned}$$

$$\begin{aligned} \text{Total Average Yearly} \\ \text{Overlay Cost} &= \$245,082 + \$86,266 \\ &= \underline{\$331,348 \text{ per year}} \end{aligned}$$

(2) Manhole Alignment Costs

$$\begin{aligned} \text{Patched areas} &= (\$9800 \text{ per miles} \times 138.72 \text{ miles})/28.5 \\ &= \$47,700 \text{ per year} \end{aligned}$$

$$\begin{aligned} \text{Non-patched areas} &= (\$9800 \text{ per mile} \times 138.72 \text{ miles})/34.5 \\ &= \$39,405 \text{ per year} \end{aligned}$$

$$\begin{aligned} \text{Total Average Yearly} \\ \text{Manhole Adjustment} \\ \text{Cost} &= \$47,700 + \$39,405 \\ &= \underline{\$87,105 \text{ per year}} \end{aligned}$$

(3) Cold Planing Costs

$$\begin{aligned} \text{Patched areas} &= (\$93,898 \text{ per mile} \times 138.72 \text{ miles}) / \\ & \quad (5(\text{every fifth overlay}) \times 28.5) \\ &= \$91,407 \text{ per year} \end{aligned}$$

$$\begin{aligned} \text{Non-patched areas} &= (\$93,898 \times 138.72 \text{ miles}) / 10 \times 34.5 \\ &= \$37,755 \text{ per year} \end{aligned}$$

$$\begin{aligned} \text{Total Average Yearly} \\ \text{Cold Planing Cost} &= \$91,407 + \$37,755 \\ &= \underline{\$129,162 \text{ per year}} \end{aligned}$$

(4) Profiling Costs

For patched areas, profiling will be performed only when cold planing is not; assume once between cold planing, i.e. every fifth overlay or $5 \times 28.5 = 142.5$ years.

$$\begin{aligned} \text{Patched} &= (\$43,085 \text{ per mile} \times 138.72 \text{ miles}) / 142.5 \text{ years} \\ &= \$41,942 \text{ per year} \end{aligned}$$

$$\begin{aligned} \text{Non-patched} &= (\$43,085 \text{ per mile} \times 138.72 \text{ miles}) / 345 \text{ years} \\ &= \$17,324 \end{aligned}$$

$$\begin{aligned} \text{Total Average Yearly} \\ \text{Profiling Cost} &= \$41,942 + \$17,324 \\ &= \underline{\$59,266 \text{ per year}} \end{aligned}$$

TOTAL AVERAGE
YEARLY COST

$$\begin{aligned} &= \$331,348 + \$87,105 + \$129,162 + \$59,266 \\ &= \underline{\$606,881 \text{ per year}} \end{aligned}$$

CHAPTER IV. CONCLUSIONS

Utilizing the results from the Los Angeles engineering study and the cost data from the City of Santa Ana, the extra annual rehabilitation costs (Figure 7) for the City of Santa Ana, as a result of utility cut patching, were calculated to be:

For Arterial Streets = \$2,682,568 - \$1,523,420
= \$1,159,148

For Local Streets = \$606,881 - \$361,498
= \$245,383

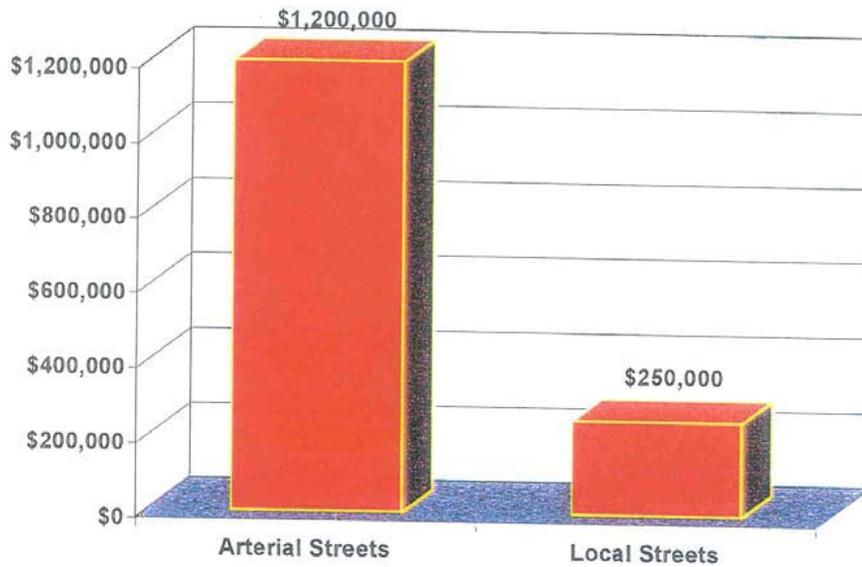


Figure 7. Annual Extra Rehabilitation Costs

REFERENCES:

- 1) San Francisco Department of Public Works. "The Impact of Excavation on San Francisco Streets." Prepared for the City of San Francisco, September, 1998.
- 2) Shahin, M.Y.; Chan, Steve; Villacorta, Ricardo. "The Effects of Utility Cut Patching on Pavement Life Span and Rehabilitation Costs." Interim reports prepared for the City of Los Angeles, July, 1996.
- 3) Shahin, M.Y. Pavement Management for Airports, Roads, and Parking Lots. Chapman and Hall, New York, 1994.

CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2013-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HUGHSON ADOPTING A UTILITY TRENCH CUT FEE**

WHEREAS, engineering studies have shown that trench cuts made into asphalt streets reduce the effective life of the paving and increase paving costs; and

WHEREAS, the Hughson City Council has analyzed one specific study prepared for the City of Santa Ana and understands the contents of the study; and

WHEREAS, the Hughson City Council wishes to recoup the additional costs of future street overlays caused by utility trench cuts; and

WHEREAS, the fee applies to utility trench cuts in the public right-of-way which require an encroachment permit; and

WHEREAS, the fee is only applicable to streets with a Pavement Condition Index (PCI) greater than 50; and

WHEREAS, the fee is not applicable to cuts in sidewalks, cuts necessitated by City action, or cuts in non-asphaltic paving such as concrete or pavers; and

WHEREAS, the fee is calculated to be \$7.30 per square foot of trench cut area based on historical street construction costs in Stanislaus County.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby adopt a Utility Trench Cut Fee of \$7.30 per square foot of cut area for asphaltic streets with a PCI greater than 50.

NOW THEREFORE, BE IT FURTHER RESOLVED that this resolution shall take effect 30 days following its passage.

PASSED AND ADOPTED by the Hughson City Council at a regular meeting thereof held on March 25, 2013, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE, Deputy City Clerk



CITY OF HUGHSON AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date: March 25, 2013
Presented By: Thom Clark, Community Development Director
Subject: 2012 Annual General Plan Progress Report
Enclosures: Yes
Desired Action: Accept the Report

Background:

Pursuant to Government Code Section 65400, the Planning Commission must provide an annual report by April 1 of each year to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development on the progress made toward implementing the General Plan goals and policies during the prior year's reporting period.

Discussion:

Enclosed with this Executive Summary is the aforementioned report for your review. At its regularly scheduled meeting of March 19, the Planning Commission adopted Resolution No. PC 2013-01, A Resolution of the Hughson Planning Commission Adopting the 2012 Annual General Plan Progress Report, as well as the Annual Progress Report on Implementation of the Housing Element.

The Planning Commission is forwarding the annual report herewith for your information.

Recommendation:

Accept the report.

ANNUAL PROGRESS REPORT ON THE CITY OF HUGHSON GENERAL PLAN – 2012

INTRODUCTION

The City of Hughson's Planning Commission is required by Government Code Section 65400 to present an annual report to its legislative body (City Council), the Office of Planning and Research (OPR), and the Department of Housing and Community Development (H&CD) by April 1 of each year.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

The Annual Report must include all of the following: a) the status of the plan and progress in its implementation, b.) the progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as, (c) the date of the last revision to the general plan.

Additionally, the Planning Commission must investigate and make recommendations to the City Council regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for the orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

GENERAL PLAN

Hughson's General Plan was adopted on December 12, 2005. The General Plan contains the seven State-required elements, which are land use, circulation, housing, conservation, open space, noise and safety. The Housing Element was adopted separately in 2004. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Hughson's General Plan combines the required conservation and open space elements and adds a public services and facilities element. The Hughson General Plan therefore contains the following elements:

1. Land Use; 2. Circulation; 3. Conservation and Open Space; 4. Public Services and Facilities;
5. Safety; 6. Noise and; 7. Housing.

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every five years. Hughson's Housing Element was updated and certified by the State Housing and Community Development Department in 2009.

The following represents the progress the City has made toward implementing the goals and guiding policies of the General Plan during the reporting period. The list is organized to correspond with the elements of the Hughson General Plan.

1. LAND USE

Amendments

There were no amendments to the Land Use Element in 2012.

Progress

- A. On January 17, 2012 the Planning Commission adopted Resolution No. PC 2012-01, approving the Design Review for 7001 Hughson Avenue – property of David and Matt Rossi.
- B. On March 20, 2012 the Planning Commission adopted Resolution No. 2012-02, approving the Design Review for Plan #14 for Kiper Development in Fontana Ranch Estates.

C. On April 17, 2012 the Planning Commission adopted Resolution No. 2012-04, approving the Design Review for the Methodist Church Addition and Remodel located at 2030 Fifth Street.

D. On April 23, 2012, the City Council adopted Resolution No. 2012-19, opposing the time extension for the County approved Santa Fe Crossing project inside Hughson's Sphere of Influence.

E. On September 9, 2012 the City Council adopted Resolution No. 2012-43, adopting Commercial Design Guidelines.

2. CIRCULATION

Amendments

There were no amendments to the Circulation Element in 2012.

Progress

A. On May 29, 2012, the City Council adopted Resolution No. 2012-24, awarding the bid for the Pine Street Sidewalk Infill Project.

3. CONSERVATION AND OPEN SPACE

Amendments

There were no amendments to the Conservation and Open Space Element in 2012.

Progress

A. On January 9, 2012, the City Council adopted Resolution No. 2012-02, awarding a bid for energy efficient improvements to City facilities pursuant to the Energy Efficiency Community Block Grant (EECBG) program.

B. On April 9, 2012, the City Council approved a professional services agreement with ESA Community Development to develop a Climate Action Plan and Planner's Toolbox Model pursuant to a county-wide grant from the Strategic Growth Council.

C. On April 23, 2012, the City Council adopted Resolution No. 2012-20, approving the EECBG energy efficient improvements to City facilities project and authorized the City Clerk to file a Notice of Completion.

D. On July 9, 2012, the City Council sent a letter of support to the Stanislaus County Local Agency Formation Commission regarding their proposed Agricultural Preservation Policy.

E. On July 23, 2012, the City Council adopted Resolution No. 2012-34, authorizing an additional appropriation to purchase five electric vehicles through the San Joaquin Valley Air Pollution Control District's Public Benefit Grant Program.

D. On October 8, 2012, the City Council adopted Ordinance No. 2012-01, amending the Development Agreement for the Fontana Ranch Estates North Subdivision to sell a half-acre lot back to the developer.

4. **PUBLIC SERVICES AND FACILITIES**

Amendments

There were no amendments to the Public Services and Facilities Element in 2012.

Progress

A. On January 23, 2012 the City Council adopted Resolution No. 2012-05, approving an Industrial Wastewater Discharge Permit to the Dairy Farmers of America milk processing plant located at 2331 Tully Road.

B. On February 27, 2012 the City Council adopted Resolution No. 2012-13, accepting the Wastewater Treatment Plant Expansion and Upgrade Project and authorizing the City Clerk to file a Notice of Completion.

C. On May 14, 2012, the City Council adopted Resolution No. 2012-21, authorizing an additional appropriation to the budget for design of a non-potable water system.

D. On August 13, 2012, the City Council awarded a bid for the Well No. 7 Replacement – Exploratory Test Well Project.

E. On December 10, 2012, the City Council granted permission to install a water well at the River Oaks Ceres Congregation of Jehovah's Witnesses' property located at 1524 Santa Fe Avenue and approximately one-half mile from the nearest water main.

5. SAFETY

Amendments

There were no amendments to the Safety Element in 2012.

Progress

There is nothing to report regarding progress on the Safety Element in 2012.

6. NOISE

Amendments

There were no amendments to the Noise Element in 2012.

Progress

There is nothing to report regarding progress on the Noise Element in 2012.

7. HOUSING

Amendments

There were no amendments to the Housing Element in 2012.

Progress

A. Pursuant to State law, the Stanislaus County Council of Governments is responsible for the development of the Regional Housing Needs Allocation (RHNA) throughout Stanislaus County. Hughson's RHNA for the years 2007 through 2015 is projected to be 282 housing units. Building permits issued for homes in the period from January 2007 and through January 2012 number 133. It is unlikely the city will see the construction of an additional 149 housing units in the next three years.

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



**Table A2
2012 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired
pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary



Table A2

**2012 Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported in Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Moderate						0
No. of Units Permitted for Above Moderate						0

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Extremely Low	Deed Restricted	33									0	32
	Non-deed restricted		1								1	
Very Low	Deed Restricted	33									0	33
	Non-deed restricted										0	
Low	Deed Restricted	46									0	46
	Non-deed restricted										0	
Moderate	Deed Restricted	54									0	13
	Non-deed restricted				3		22	16			41	
Above Moderate		116	27	16	5	11	12	20			91	25
Total RHNA by COG. Enter allocation number:		282										
Total Units ▶ ▶ ▶			28	16	8	11	34	36			133	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												149

Note: units serving extremely low-income households are included in the very low-income permitted unit totals.



**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
--	---

Name of Program	Objective	Timeframe	Status of Program Implementation
Program 1-1-1	The City staff will increase its coordination with California Department of Housing and Community Development (HCD) staff to apply for the funding that is made available through Proposition 1C. For example, in partnership with an interested non-profit developer, apply to the MHP program for the development of low-income housing. Finally, as affordable units are developed, apply for the Workforce Housing Rewards Program.	Apply for funding as it becomes available	Staff continues to search for interested developers to build and maintain affordable housing. In recent years, there has been interest from developers but because of land costs and the lack of sewer capacity, the projects were unable to be affordable. We have just completed an expansion and upgrade of our wastewater plant so that will no longer be a barrier. We partnered with a developer for a 49 unit farm labor project but our HOME application was unsuccessful.
Program 1-1-2	The City of Hughson will complete applications for grants, such as CDBG funds, HOME funds, and other federal and state funds.	Annually, subject to the application cycle	Over the past 6 years the City was successful in obtaining two separate three year grants through the HOME program. These funds are used for the First-Time Homebuyer and Owner-Occupied Rehabilitation Programs as a revolving loan program. We receive CDBG funds as a part of the county consortium.
Program 1-2-1	The Redevelopment Agency will set aside 20 percent of the gross tax increment revenues received from the Redevelopment Area into a low-to-moderate income housing fund for affordable housing activities. These funds will be designated for low-to moderate income housing rehabilitation programs including financing, infrastructure improvements, land acquisitions, and construction.	Sunsetting.	Redevelopment Agencies have been demolished by the State of California. No funds are available from this program.
Program 1-3-1	Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing.	Ongoing as projects are submitted to planning and building department	In 2011, the City worked with a developer proposing a 49 unit apartment complex on a joint application for a HOME grant but it was not funded. The City continues to work on ways to attract affordable housing developers.
Program 1-4-1	Continue to use HOME funds to assist at least 20 households with the first time homebuyer down payment.	Ongoing, as NOFAs are released	The City does not currently have an open HOME grant to provide down payment assistance. Budget cuts have taken our housing analyst.

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
Program 1-5-1	The City of Hughson currently has an inclusionary requirement in the Redevelopment Project area which covers a large portion of the City. During this planning period (2009-2014) the City will continue to explore the feasibility of an inclusionary zoning program city wide.	Explore inclusionary housing options by 2012	City staff continues to evaluate developing an inclusionary zoning program city-wide. The Redevelopment Project Area has disappeared with the State's dismantling of RDAs.
Program 1-6-1	The City will continue to research and seek out developers to build affordable multifamily housing in Hughson through the Low Income Housing Tax Credit (LIHTC) program	Annually	The City understands the LIHTC program and is continuing to research and locate low-income housing projects and plan for these programs. Program 1-2-1 discusses how the City worked with a developer on an affordable multifamily project.
Program 1-7-1	Offer deferrals or reductions in zone change fees for affordable multifamily projects, in order to have sufficient low cost land available to meet the City's low-and very low-income Regional Housing Needs Allocation	Immediately	The City will evaluate deferring or reducing zone change fees for affordable multifamily projects.
Program 1-7-2	<p>Transitional and supportive housing provides temporary housing, often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training rehabilitation, and counseling, help individuals gain life skills necessary for independent living.</p> <p>Currently, the City permits transitional housing by right in the High Density Residential (R-3) zoning district, and in the General Commercial (C-2) zoning district subject to a conditional use permit. Pursuant to Senate Bill 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City currently defines transitional housing in the Zoning code, but will update it Zoning Code to include the definition of supportive housing as defined in the Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.</p>	Immediately	<p>Due to staff shortages, the update to Hughson's Zoning Ordinance to address Program 1-7-2 has not been completed. Program 1-7-2 ensures the City of Hughson will be compliant with SB 2 and Health and Safety Code Sections 50675.2 and 50675.14.</p> <p>There are currently 13 full-time staff in the City.</p>
Program 1-7-3	Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs to extremely low-income households and requires Housing Elements to	Immediately	Due to staff shortages, the update to Hughson's Zoning Ordinance to address Program 1-7-3 has not been completed. Program 1-7-3 ensures the City of Hughson will

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	<p>identify zoning to encourage and facilitate supportive housing and single room occupancy units (SROs).</p> <p>Currently, single room occupancy units are included under the definition of “boarding and rooming houses”. To ensure zoning flexibility that allow for the development of SROs, the City will update its Zoning Code to allow for SROs in all zones where boarding and rooming houses are allowed. SROs will continue to be allowed with a conditional use permit in the Multiple Family Residential Zone (R-3) and in the General Commercial Zone (C-2). The conditions for these units will continue to be minimal and will only require review by the Planning Director.</p>		<p>be compliant with AB 2634.</p>
<p>Program 1-7-4</p>	<p>The City will continue to provide a comprehensive listing of the current housing developments in the City which have units reserved for low-income, senior, and disabled households.</p>	<p>Updated annually</p>	<p>The list is available on request. Currently housing available within the city limits is run by the Stanislaus County Housing Authority. The need for a list of housing developments is ongoing and will be continued.</p>
<p>Program 1-7-5</p>	<p>State Law requires group residential facilities of six or fewer persons to be permitted in all residential zones. Currently Residential Care Homes with 6 or fewer persons are permitted with a conditional use permit.</p> <p>The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Code to allow for Residential Care Homes by right in all residential zones and will allow larger group homes of 7 or more persons in the residential zones with a conditional use permit. Additionally, to further comply with SB 520, the City will amend the Zoning Code to define the definition of family as “One or more persons living together in a dwelling unit”.</p>	<p>Immediately</p>	<p>Due to staff shortages, the update to Hughson’s Zoning Ordinance to address Program 1-7-5 has not been addressed. Program 1-7-5 ensures the City of Hughson will be compliant with SB 520.</p>
<p>Program 1-7-6</p>	<p>Farmworker housing is defined in Sections 17021.5 and 17021.6 of the Health and Safety Code as any employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies</p>	<p>Immediately</p>	<p>Due to staff shortages, no progress has been made on this program. The City will continue its efforts to implement this program.</p>

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located. To comply with Sections 17021.5 and 17021.6 of the Health and Safety Code the City will amend the Zoning Code to allow for farmworker housing in the R-1 zone by right.		
Program 1-8-1	Identify specific incentives, zoning actions, and reporting procedures that can be implemented to encourage and monitor the development of affordable and special needs housing opportunities. Identify the demographics and specific needs of the City's population. Determine the City's role for ensuring the construction of affordable housing projects and financing to developers.	Immediately	Due to staff shortages, no progress has been made on this program. The City will continue its efforts to implement this program.
Program 1-8-2	Continue to permit persons with disabilities of any age to locate in senior citizens independent living facilities that are funded with federal funds according to federal law.	As these types of facilities become available.	No senior independent living facilities that are federally funded are currently available in the City of Hughson. The City will continue to permit persons of any age to locate in senior citizen independent living facilities that are funded with federal funds according to federal law.
Program 1-8-3	Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and stream line the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.	Immediately	Due to staff shortages, no progress has been made on this program. At this time, all persons applying for permits are treated equally with regard to the application process. The City will continue to have information available to those who need it.
Program 1-8-1	Identify specific incentives, zoning actions, and reporting procedures that can be implemented to encourage and monitor the development of affordable and special needs	Immediately	Due to staff shortages, no progress has been made on this program. This is a continuing need and it is appropriate for the City to continue its efforts.

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	housing opportunities. Identify the demographics and specific needs of the City's population. Determine the City's role for ensuring the construction of affordable housing projects and financing to developers.		
Program 1-9-1	Work with the Housing Authority of Stanislaus county and use all the influence the City has to obtain more Housing Choice Vouchers from the Housing Authority.	Ongoing, as funding becomes available	The City continues to work with the Stanislaus Housing Authority. No vouchers are currently available. However, used vouchers can become available in certain situations such as renters buying a home. The vouchers would be available to people on the waiting list.
Program 1-9-2	Continue to work with the Stanislaus Economic Development and Workforce Alliance (the "Alliance") to provide sufficient detail on employment growth and housing production to ensure affordability to a broad spectrum of City residents.	Ongoing	The City is currently working with the Alliance to track commercial and industrial development in Hughson. These demographics are made available on the City's website as well as in brochures to help attract developers of retail and affordable housing to Hughson.
Program 1-10-1	The City will continue to be responsible for implementing the State's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.	Ongoing	The City requires projects to comply with energy conservation standards.
Program 1-10-2	The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.	Ongoing	The City implements state mandated green building standards.
Program 1-10-3	The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).	Ongoing	The City will continue to coordinate with PG&E to promote energy saving programs.
Program 2-1-1	To preserve affordability, allow developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if consistent with applicable processing requirements.	Ongoing	The City allows filing of concurrent applications.

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
Program 2-1-2	To preserve affordability, provide incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by state law at a cost affordable to very low and/or low-income households.	Ongoing	The Hughson Zoning Ordinance includes a density bonus provision that provides incentives for the production of housing for very low-income and low-income households.
Program 2-2-1	The City will establish an annual review of the newly adopted citywide Design Guidelines (adopted July 2009) to ensure that they do not create a constraint to the development of multi-family housing in Hughson. The City will commit to amending the guidelines as appropriate to address or mitigate any identified constraints. The intent of the Design Guidelines is to ensure design compatibility with the existing neighborhoods and community and not to add a constraint to the development of multi-family housing in the community. The City will, on an annual basis, review and update as necessary its design review guidelines.	Bi-annually	The Guidelines we used in development of the 49 unit farm worker housing project mentioned above and were not an impediment to the project.
Program 2-3-1	To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish and make available, to developers, housing development agencies, and City Residents, the City's Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report, and respective notices. Provide and annual funding application workshop for interested agencies and developers.	Annually	The Housing Element is available on the City of Hughson website. Public meetings involving annual reports are held every year before final submissions to the appropriate agencies.
Program 2-4-1	The City will continue to have sufficient capacity to meet the additional housing needs of the City of Hughson based on the construction of the 750,000 – gallon water storage.	Evaluate as part of each Housing Element update	The water tank was constructed primarily to insure proper fire flows. The installation of new Well #8 is complete and will help provide adequate water capacity. The well is also a treatment facility for removing arsenic from the water supply. Design work is currently underway for a new Well #9.
Program 2-5-1	The City will continue to determine the transportations needs of its citizens and services as necessary.	Annually	The City of Hughson works with START, the County's bus system that serves Hughson. The City will continue to evaluate the transportation needs of its citizens.
Program 2-5-2	Apply for funding, such as PTA grant, to aid in the development of a public transportation system for the City.	As funding is available.	No activity has occurred. The City will continue to its effort to implement this program.
Program 3-1-1	The City will provide information regarding vacant land to	Ongoing	The City updates the vacant land inventory for residential

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	for-profit and nonprofit developers and other housing providers.		development as part of the Housing Element annual progress report.
Program 3-2-1	To ensure the development of housing that has, to extent possible, a support structure of shopping, services, and jobs within easy access, the City will encourage the development of well planned and designed projects that provides compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.	Ongoing	The General Plan Land Use Policies promotes commercial development integrated with residential neighborhoods with good access for pedestrians and bicyclists and industrial development that will provide jobs for the area.
Program 3-3-1	Monitor the amount of land zoned for both single-family and multifamily development and initiate zone changes as necessary to accommodate affordable housing.	Quarterly	The 2009 Housing Element provides an inventory of 97 acres of land zoned for single family development (R-1) land and 35 acres of land zoned for multiple family development (R-2 and R-3). There is sufficient inventory of residential land and no zone changes are needed.
Program 3-4-1	The City will continue to allow lot consolidation to combine small residential lots into one large lot to accommodate affordable housing production. Provide incentives such as fee waivers and fast tracked timing to developers who provide affordable housing. In addition, where opportunities exist, the City will allow lot consolidation in the low density residential (R-1) and medium density residential (R-2) zones.	Ongoing	The Hughson Zoning Ordinance does not have a lot size requirement in the R-2 and R-3 Zones which would impede consolidation of small residential lots. No lot consolidation projects have been proposed. The City will continue to provide affordability incentives to developers.
Program 3-5-1	Contact landowners within the Sphere of Influence that have land which is appropriate for residential zoning for possible annexation, in order to meet the very low-and low-income housing needs. Initiate annexation and zoning processes on suitable land.	Annually	Currently the City has sufficient vacant land for an affordable project, however should the need arise the City stands ready to initiate processes needed to facilitate an affordable project.
Program 3-6-1	Allow for second units to be constructed with minimal restrictions and in accordance with AB 1866.	As projects are processed through the Planning Department	Hughson's Zoning Ordinance allows for second units in the R-1 Zone provided lot size will accommodate it. The ordinance in effect during our previous Housing Element did not allow for this.
Program 4-1-1	Continue to seek funding for public facilities such as redevelopment agency financing, community facilitated loans and public works grants.	Annually	The City continues to seek infrastructure funding.
Program 4-2-1	Supply energy conservation awareness brochures in all public meeting places.	Ongoing, at all public	The City supplies energy conservation awareness brochures in all public meeting places.

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
Program 4-3-1	The City will provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. The City will also continue to apply for and aggressively market CDBG and other housing rehabilitation funds.	Annually, with HCD funding cycle or program income.	See discussion under Program 1-1-2 where the city is using HOME program grants to rehabilitate existing dwelling units. The City will continue to seek CDBG and other housing rehabilitation funds.
Program 4-4-1	Expand rehabilitation program eligibility to include rental properties. Look at annual report to see if this expansion was completed.	Sunsetting	The State has demolished our RDA, eliminating that source of funding for rental property rehabilitation. We currently have no other open rehab grant programs.
Program 5-1-1	Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing and affirm their commitment to the laws.	Ongoing	The City require recipients of locally administered housing assistance funds to acknowledge their understanding of fair housing
Program 5-1-2	Acquire and maintain fair housing materials, including all pertinent resource, posters, and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop informational flyers and brochures in Spanish and in English that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination to be distributed at all types of outreach events including health fairs and City-sponsored events. Distribute materials to public locations such as the library and senior center, multifamily housing, and City Hall.	Ongoing	Information on fair housing laws is available at City Hall. The City staff and recipients of locally administered housing assistance funds are informed about fair housing laws.
Program 5-1-3	Continue to refer all housing discrimination referrals to the City Principal Planner who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.	Ongoing	The City has protocols to deal with events due to housing discrimination.
Program 5-1-4	Conduct regular workshops on the fair housing laws, as they pertain to race, disability, family size, and income discrimination and protection, to educate property owners, managers, and real estate professionals.	Ongoing	No activity has occurred. The City will continue to its effort to conduct workshops on fair housing laws.
Program 6-1-1	The City will continue to support the Housing Authority of the County of Stanislaus to provide housing assistance to very low-, low-, and moderate-income households. The City will maintain membership in the Housing Authority to qualify City	Immediate and ongoing	The City is a member of the Stanislaus Housing and Support Services Collaborative and will continue to work with the Housing Authority.

2012 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	residents for the Housing Choice Voucher Program and other existing housing assistance programs administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.		
Program 6-2-1	Continue to establish cooperative agreements with a nonprofit housing organization as a support agency to the City.	Immediate and ongoing	The City will continue to work with and maintain agreements with nonprofit agencies.
Program 6-3-1	The City will cooperate with large employers and major commercial and industrial developers to identify and implement development that can balance employment in the City with the housing growth. Develop housing opportunities that are affordable to the incomes of jobs within the City. Consider the effects of new development as proposed. The City will coordinate annual workshop with employers, members of the housing community, and City officials to identify the City's housing and commercial needs.	Annually	No activity has occurred. The City strongly supports development that will create jobs in the community. The City will continue to identify housing and commercial needs.
Program 6-4-1	Monitor the completion and implementation of the goals and policies set by the Housing Element. Continue to update and amend codes and policies as necessary.	Annually	The preparation of the Annual Progress Report helps the City monitor the policies of the Housing Element.