



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

MINUTES
MONDAY, AUGUST 10, 2015 – 7:00 P.M.

CALL TO ORDER: Mayor Matt Beekman

ROLL CALL:

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

Staff Present: Raul L. Mendez, City Manager
Daniel J. Schroeder, City Attorney
Jaylen French, Community Development Director
Lisa Whiteside, Finance Manager
Jaime Velazquez, Utilities Superintendent
Marilyn Castaneda, Management Intern

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Hughson Ministerial Association

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

Jean Henley-Hatfield addressed City Council and public, thanking the City Council and City staff for support of their upcoming Hughson Historical Society Annual Appreciation Dinner. Ms. Henley-Hatfield also thanked Deputy Dennis Wallace and Hughson Police Services for their continued support and assistance to the community.

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

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

- 3.1:** Approve the Minutes of the Regular Meeting of July 27, 2015.
- 3.2:** Approve the Warrants Register.
- 3.3:** Review and approve the City of Hughson Treasurer's Report for May 2015.
- 3.4:** Approve the Economic Development Committee's (EDC) recommendation to award Business Incentive Funds, in the form of a loan, for an existing business (Kids First Learning Center & Daycare) at 2419 Charles Street.
- 3.5:** Approve the 2015-2016 Allocation Agreement for the Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County.

Beekman/Carr 5-0 Motion passes to approve Consent Calendar.

4. UNFINISHED BUSINESS:

- 4.1:** Discuss and Provide Direction on the Draft Request for Proposals (RFP) and lease agreement for farming of property located on Leedom Road near the Waste Water Treatment Facility.

Raul Mendez, City Manager, and Dan Schroeder, City Attorney, presented the staff report on this item. City Manager Mendez opened up the discussion to City Council on all possible options for the best and future use of the City owned property. City Attorney Schroeder shared the elements of the Draft Request for Proposals and lease agreement.

Councilmember Silva directed City staff to bring in someone with an agriculture background to contribute their knowledge and expertise during the evaluation of the responses to the Request for Proposals. Councilmember Silva asked for clarification on the water source for the 40 acre parcel.

Jaime Velazquez, Utilities Superintendent, clarified the history and water sources of the 40 acre property. After clarification, the City Attorney advised that use of that segment of the City owned property would require an environmental review.

Mayor Pro Tem Young asked if the 25% gross proceeds was the correct level and if leaving the percentage off of the draft contract and to negotiate the percentage would be a better idea. Mayor Beekman provided his knowledge on rental rate percentage based on his experience and research and shared that the 25% was probably high. City Attorney Schroeder shared that the draft contract does allow room for negotiation of the rental rate percentage.

City Manager Raul Mendez informed the City Council that City staff had first focused on the 12 acre City owned property since the current agriculture lease agreement would expire during the end of the harvest season this year. He noted that City staff will return with options for the 40 acre City owned property at a future date once some additional staff work and research was complete.

Mayor Beekman opened the Public Hearing at 7:22 P.M. There were no Public Comments. The Public Hearing was closed at 7:23 P.M.

HILL/SILVA 5-0 motion passes to direct City staff to issue the Request for Proposals (RFP) and draft lease agreement for farming of property located on Leedom Road near the Waste Water Treatment Facility.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 5.1: Adopt Ordinance 2015-10, an Ordinance of the City Council of the City of Hughson amending the Development Agreement relating to the development known as Feathers Glen.

Jaylen French, Community Development Director, presented the staff report on this item.

Mayor Beekman opened the Public Hearing at 7:26 P.M. There were no Public Comments. The Public Hearing was closed at 7:27 P.M.

BEEKMAN/CARR 5-0 motion passes to introduce and waive the first reading of Ordinance 2015-10, an Ordinance of the City Council of the City of Hughson amending the Development Agreement relating to the development known as Feathers Glen.

6. NEW BUSINESS: None.

7. CORRESPONDENCE: None.**8. COMMENTS:****8.1: Staff Reports and Comments: (Information Only – No Action)****City Manager:**

City Manager Mendez shared with excitement how successful National Night Out was with the City Council and public. There were 25 stops and 3 caravans driving around for about 3 hours visiting each celebration. City Manager Mendez also reminded the City Council of the upcoming Stanislaus County Day Reporting Center Dedication on August 13th at the Public Safety Center in Ceres at 9:30 a.m, as well as the Hughson Historical Society Annual Appreciation Dinner at St. Anthony's Church on August 14th starting at 6 p.m.

City Clerk:**Community Development Director:**

Director French updated the City Council and public that Hughson's water usage year to date amount is currently down by 28.6% from 2013. Director French also informed the public and the City Council on the upcoming construction on Hughson Avenue and that the sidewalks will be closed down but should be back open by August 12th. Also, that the City initiated and completed improvements in the last week at the end of Mulberry Avenue to install curbs and gutters. It was also reported that Dollar General will start demolition this week and hope to be

completed by the end of the calendar year.

Director of Finance: Finance Manager Lisa Whiteside updated the City Council and public about the auditors being here the last two weeks for field work and that they will be coming out for the last time on November 9th.

Police Services: Chief Larry Seymour provided the City Council with the Crime Statistic Report from 07/13/2015 - 08/09/2015.

City Attorney:

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

Councilmember Carr thanked Chief Seymour and City staff for such a great National Night Out event. Also, Councilmember Carr announced he had received some emails about flyovers taking place and let the public and the City Council know it was for the spraying of mosquitoes (Turlock Mosquito Abatement District). He also shared that a 52 year old women residing in Denair had been diagnosed with the first case of West Nile Virus. He advised residents to continue to use mosquito repellent with DEET for protection.

Councilmember Silva welcomed Hughson’s new pastor, Tim Gravatt.

Councilmember Hill shared with the City Council what a success the Hughson Farmer’s Market has become and how fun it was for all ages at Hughson’s National Night Out.

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

Mayor Beekman shared that he had asked the auditors look to provide an opinion on the appropriate use of Public Facility Fees. He asked City staff to look to initiate appropriate projects utilizing those funds. Mayor Beekman reiterated the success of National Night Out and pleased to see everyone in the community working together.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: NONE.

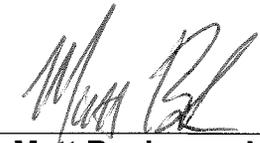
10. REPORT FROM CLOSED SESSION: NONE.

ADJOURNMENT:

CARR/BEEKMAN motion passes to adjourn the meeting at 7:50 P.M.



Dominique Spinale Romo, City Clerk



Matt Beekman, Mayor