



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

**Minutes
MONDAY, SEPTEMBER 28, 2015 – 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: Mayor Matt Beekman

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

Hughson Librarian, Heather Bailey, announced there will be an event going on every week of October at 3 P.M. Also will be having a huge Goosebumps party to coincide with the release of the movie hitting theaters.

2. PRESENTATIONS:

2.1: A Proclamation: October: Manufacturing Awareness And Appreciation Month

Management Intern, Marilyn Castaneda read the Proclamation declaring October as “Manufacturing Awareness And Appreciation Month”, out loud to the City Council, City staff and members of the public in the audience.

2.2: MS4 Phase II Permit/Storm Water Discharges from Small Municipal Separate Storm Sewer Systems – Condor Earth Technologies

Director French and City Manager Mendez presented the staff report on this item. Wesley Greenwood, representative from Condor Earth Technologies, presented information to the City Council and public on the work by the City of Hughson on the MS4 Phase II Permit. Mr. Greenwood went over State requirements that the City of Hughson needs to meet for the and potential future costs. Mr. Greenwood stated the City of Hughson is doing a great job already with the municipal separate storm sewer systems requirements.

City Manager Mendez added background information on Condor Earth Technologies with the City of Hughson and the region.

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 August 28, 2015.
- 3.2: Approve the Warrants Register.
- 3.3: Approval of the Treasurer's Reports- July 2015.
- 3.4: Appoint Alan F. McFadon to the Parks and Recreation Commission.
- 3.5: Appoint Councilmember Jill Silva as the City Representative to the Stanislaus Council of Governments Policy Board and Mayor Matt Beekman as the Alternate.

Mayor Beekman Pulled Consent item 3.4. Alan F. McFadon retracted his application for Parks and Recreation Commissioner.

Beekman/Carr 5-0 motion passes to approve Consent Calendar items 3.1, 3.2, 3.3, and 3.5.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 5.1: Introduce and waive the First Reading of Ordinance No. 2015-11, an Ordinance of the City Council of the City of Hughson adopting the Development Agreement by and between the City of Hughson and DG-

Hughson, CA-1-UT, LLC. (Dollar General / Embree Group) relating to the development of the Dollar General retail store at Hughson Avenue and 4th Street.

Director French presented the staff report on this item. Director French went over fees and explained the amounts contained in the Development Agreement.

Mayor Pro Tem Young agreed on all the fee amounts, except questioned the street fee amount. Mayor Pro Tem Young recommended charging a street fee due to the increase in traffic Dollar General will generate and street maintenance that will have to be kept up on.

Director French stated Dollar General is adding and improving the streets as is and no street fee should be added.

Mayor Beekman added this is a great opportunity and the City will be better off without charging a street fee. Beekman also recommended having the Planning Commission look at the City's current fee structure and bring back recommended changes for infill development.

Mayor Beekman opened the Public Hearing at 7:39 P.M. There were no Public Comments. The Public Hearing was closed at 7:40 P.M.

BEEKMAN/CARR 5-0 motion passes to Introduce and waive the First Reading of Ordinance No. 2015-11, an Ordinance of the City Council of the City of Hughson adopting the Development Agreement by and between the City of Hughson and DG-Hughson, CA-1-UT, LLC. (Dollar General / Embree Group) relating to the development of the Dollar General retail store at Hughson Avenue and 4th Street.

6. NEW BUSINESS:

- 6.1:** Review and discuss Code Enforcement (CE) activities from Fiscal Year (FY) 2014-15, as well as priorities for the upcoming year

Director French presented the staff report on this item. Director French presented a PowerPoint on the 2014/2015 progress with having Code Enforcement Officer, Stephanie Voortman on duty. Director French announced to City Council, Ms. Voortman's last day with the City of Hughson will be 10/1/15.

Councilmember Carr shared with the City Council what a great pleasure it was to work with Ms. Voortman.

City Manager Mendez provided background on the Code Enforcement program and the work accomplished in recent years in Hughson.

Mayor Beekman stated how important the Code Enforcement program was to Hughson and that he would support staff spending more time in this area in the future.

- 6.2:** Authorize the City Manager to enter into a Memorandum of Understanding with the members of the Turlock Groundwater Basin Association for the purposes of coordinating activities for compliance with the Sustainable Groundwater Management Act

Director French presented the staff report on this item.

Mayor Beekman opened the Public Hearing at 8:03 P.M. There were no public comments. The Public Hearing closed at 8:04 P.M.

BEEKMAN/CARR 5-0 motion passes to Authorize the City Manager to enter into a Memorandum of Understanding with the members of the Turlock Groundwater Basin Association for the purposes of coordinating activities for compliance with the Sustainable Groundwater Management Act.

7. CORRESPONDENCE: None.

8. COMMENTS:

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

City Manager:

A hard copy of the Quarterly Grants Program Update was provided. Also, City Manager Mendez updated the City Council and public on his attendance at the Hughson Fruit and Nut Festival and thanked the City Council, City staff, Hughson Fire, Hughson School District and Hughson Chamber of Commerce for all their efforts and participation. City Manager Mendez also announced the Festival date for 2016 will be April 30th – May 1st. He also mentioned that he will be attending the League of California Cities Annual Conference along with Mayor Pro Tem Young on 9/30/15 - 10/2/15. City Manager Mendez announced Director

French will be representing Hughson at the Stanislaus County Focus on Prevention/Homelessness Summit on October 1, 2015 @ 8:30a.m- 5:00p.m at the Modesto center Plaza.

City Clerk:

Community Development Director: Director French updated the City Council and public on the Hatch Road/Santa Fe Avenue construction project that will start in November 2015 and should be done around March - April 2016. He also noted that Tully Road construction had paused due to PG&E identifying two utility vaults that were found with damage at the construction site. The City is trying to protect the vaults but also finish the construction that has been started and until now ahead of schedule. Director French also announced, Planning Commissioner Sanjay Patel resigned his position and there will be an opening available.

Director of Finance:

Police Services: Chief Larry Seymour introduced Hughson's new Police Sergeant, Juan Alanis to the City Council and public.

City Attorney:

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

Councilmember Carr shared with the City Council his attendance at the Hughson Fruit and Nut Festival and commended City staff for all the hard work. Councilmember Carr attended the Economic Development Committee (EDC) meeting where they discussed Dollar General. Councilmember Carr announced there have been 2 more cases of West Nile Virus found in Turlock involving a 52 year old male and a 52 year old female.

Mayor Pro Tem Young shared with the City Council his attendance at the Economic Development Committee (EDC) meeting and announced he will be attending the League of California Cities Annual Conference with City Manager Mendez on 9/30/15 - 10/2/15.

Councilmember Hill shared with the City Council his attendance at the Economic Development Committee (EDC) and Hughson Fruit and Nut Festival.

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

Mayor Beekman updated the City Council on his attendance at the Economic Development Committee (EDC) where they looked at the Farmers Market and discussed new ways to include downtown businesses into the Farmers Market more. Mayor Beekman also updated the City Council on the Walk for Love event that took place at the Hughson Fruit and Nut Festival.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: None.

ADJOURNMENT:

Mayor Beekman motion passes to adjourn the meeting at 8:29 P.M.



Matt Beekman, Mayor



Dominique Spinale Romo, City Clerk