



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

**AGENDA
MONDAY, DECEMBER 14, 2015 – 7:00 P.M.**

CALL TO ORDER: Mayor Matt Beekman

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

FLAG SALUTE: Mayor Matt Beekman

A Moment of Silence for Sergeant Jeremy Fielder

INVOCATION: Hughson Ministerial Association

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.**

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:

- 2.1: StanCOG Presentation on the Transportation Development Act and Unmet Transit Needs Process, by Regina Valentine.

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 November 23, 2015.
- 3.2: Approve the Warrants Register.
- 3.3: Review and approve the City of Hughson Treasurer's Report: Investment Portfolio Report for September 2015.
- 3.4: Receive the 2016 City Council Meetings Calendar.
- 3.5: Approve the Fiscal Year 2015-2016 Memorandum of Understanding with the Stanislaus Business Alliance.

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

- 5.1: Adopt Resolution No. 2015-33, a Resolution of the City Council approving the 2015-2016 Supplemental Law Enforcement Services (SLESF) Funding Allocation and Expenditure Plan.
- 5.2: Adopt Resolution No. 2015-34, approving the 2015 Housing Element (5th Cycle) and associated Negative Declaration and amending the Hughson General Plan to incorporate the 2015 Housing Element Update.

6. NEW BUSINESS:

- 6.1: Review the 2015 City Council Boards and Committees Appointments List and approve the appointments of selected Council Members to serve on the 2016 City Council Boards and Committees.

7. CORRESPONDENCE: NONE.

8. COMMENTS:

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

City Manager: Quarterly Grants Program Update

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.

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:

December 15	▪ Planning Commission Meeting, City Hall Chambers, 6:00pm
Dec 24- Jan 3, 2016	▪ Winter Closure - City Hall Closed – Open on Monday, January 4, 2016
January 11, 2016	▪ City Council Meeting, City Hall Chambers, 7:00pm
January 19, 2016	▪ Planning Commission Meeting, City Hall Chambers, 6:00pm
January 25, 2016	▪ Veterans Advisory Committee, Odd Fellows Hall, 5:30pm
January 25, 2016	▪ Economic Development Committee, City Hall Chambers, 6:00pm
January 25, 2016	▪ City Council Meeting, City Hall Chambers, 7:00pm

AFFIDAVIT OF POSTING

DATE: December 10, 2015 **TIME:** 5:00 pm
NAME: Dominique Spinale Romo **TITLE:** City Clerk

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.

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 AGENDA ITEM NO. 3.1

SECTION 3: CONSENT CALENDAR

Meeting Date: December 14, 2015
Subject: Approval of the City Council Minutes
Presented By: Dominique Spinale Romo, Assistant to the CM / City Clerk

Approved By: _____

Staff Recommendation:

Approve the Minutes of the Regular Meeting of November 23, 2015.

Background and Overview:

The draft minutes of the November 23, 2015 meeting are prepared for the Council's review.



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

**MINUTES
MONDAY, NOVEMBER 23, 2015 – 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: Raul L. Mendez, City Manager
Daniel J. Schroeder, City Attorney
Larry Seymour, Chief of Police
Jaylen French, Community Development Director
Dominique Spinale Romo, Assistant to the CM/City Clerk
Shannon Esenwein, Finance Director
Lisa Whiteside, Finance Manager
Sam Rush, Public Works Superintendent
Jaime Velazquez, Utilities Superintendent

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Hughson Ministerial Association

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

Heather Bailey with the Hughson Library updated the Council on the upcoming events to take place through December.

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 November 9, 2015.
- 3.2: Approve the Warrants Register.
- 3.3: Review and Approve the City of Hughson Treasurer's Report for September 2015.
- 3.4: Appoint Alan McFadon to the Hughson Planning Commission.
- 3.5: Accept the Quarterly City of Hughson Legislative Report.

BEEKMAN/SILVA 5-0 motion passes to approve the Consent Calendar as presented.

4. UNFINISHED BUSINESS:

- 4.1: Review and Discuss the City's Potential Investment and Debt Reduction Options and Approve the City of Hughson's Interfund Loan Policy.

Director Esenwein presented the Staff Report on this item and provided a PowerPoint presentation. The Council deliberated on this item.

BEEKMAN/YOUNG 5-0 motion passes to approve the City of Hughson's Interfund Loan Policy.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.**6. NEW BUSINESS:**

- 6.1: Discuss and Consider Direction on Possible Changes to the Existing Medical Marijuana Ordinance Regulating Transport, Retail Operations and Cultivation of Marijuana Based on Recent Changes to State Law.

City Attorney Schroeder presented the Staff Report on this item. Council deliberated on this item.

Mayor Pro Tem Young was in favor of preserving local control on medical marijuana, due to the violence that stems from its presence and availability. Councilmembers Hill and Silva agreed with Mayor Pro Tem Young's comments.

Mayor Beekman opened the public hearing at 7:41 P.M.

Carolyn Hill advised the Council that she concurred with Mayor Pro Tem Young's comments.

Reverend Ernie Spears also shared with the Council that he agreed with Mayor Pro Tem Young's comments, as it protects the community. He also advised the Council that he appreciates the Council acknowledging the sensitivity of this issue.

Mayor Beekman closed the public hearing at 7:57 P.M.

HILL/CARR 5-0 motion passes to direct staff to update the Medical Marijuana Ordinance by prohibiting the Transport, Retail Operations and Cultivation of Marijuana within the City of Hughson.

7. CORRESPONDENCE: NONE.

8. COMMENTS:

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

City Manager: City Manager Mendez updated the Council on the successes of the Thanksgiving and United Samaritan Dinners, the 20th Century Arts and Crafts Fair, and the Hughson FFA Breakfast. He also reminded the Council about the 2+2 Fire Meeting on December 9, the Christmas Festival on December 5, and the 2+2 School meeting on December 14.

City Clerk: City Clerk Spinale reminded the Council to contact staff if they were interested in the attending the New Mayors and City Council Conference offered through the League of California Cities.

Community Development Director: Director French updated the Council on the various projects going on in town, including the construction of the Dollar General Store.

Director of Finance: Director Esenwein updated the Council on the Audit.

Police Services: Chief Seymour updated the Council on various trainings and workshops their staff will be attending in the upcoming months.

City Attorney:

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

Councilmember Carr updated the Council on his attendance at the FFA Breakfast and wished everyone a happy Thanksgiving.

Councilmember Silva updated the Council on her attendance at the StanCOG meeting.

Councilmember Hill updated the Council on his attendance at the Economic Development Committee meeting.

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

Mayor Beekman updated the Council on his attendance at an Ag-Tech meeting and the Economic Development Committee Meeting. He also reminded the Council of the Christmas Festivals in Hughson and Turlock.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: NONE.

ADJOURNMENT:

BEEKMAN/CARR motion passes to adjourn the meeting at 8:20 P.M.

MATT BEEKMAN, MAYOR

DOMINIQUE SPINALE ROMO, CITY CLERK



CITY OF HUGHSON AGENDA ITEM NO. 3.2

SECTION 3: CONSENT CALENDAR

Meeting Date: December 14, 2015
Subject: Approval of Warrants Register
Enclosure: Warrants Register
Presented By: Shannon Esenwein, Director of Finance

Approved By: _____

Staff Recommendation:

Approve the Warrants Register as presented.

Background and Overview:

The warrants register presented to the City Council is a listing of all expenditures paid from November 25 through December 10.

Fiscal Impact:

There are reductions in various funds for payment of expenses.

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REPORT.: Dec 10 15 Thursday
RUN....: Dec 10 15 Time: 13:59
Run By.: MARTHA SERRATO

City of Hughson
Cash Disbursement Detail Report
Check Listing for 12-15 Bank Account.: 0100

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

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
47148	11/25/2015	RIC07	RICO'S PIZZA	57.87	B51125	EDC MEETING 11/23/15
47149	11/25/2015	SPI00	SPINALE, DOMINIQUE	322.55	B51125	REIMBURSEMENT FOR CHRISTMAS TREE LIGHTS
47150	11/30/2015	EMP01	STATE OF CALIFORNIA	1132.91	B51202	PAYROLL TAXES
47151	11/30/2015	HAR02	THE HARTFORD	379.66	B51202	DEFERRED COMPENSATION
47152	11/30/2015	PER01	P.E.R.S.	6643.68	B51202	RETIREMENT
47153	11/30/2015	STA23	CALPERS SUPPLEMENTAL INCOME 457 PLAN	710.00	B51202	DEFERRED COMPENSATION
47154	11/30/2015	UNIO7	UNITED WAY OF STANISLAUS	29.00	B51202	UNITED WAY
				9275.67		
47155	12/7/2015	ADK00	ADKINS ELECTRIC	835.00	710	INTALLATION OF INDICATOR LIGHTS FOR HATCH & TULLY
47156	12/7/2015	ATT01	AT&T	3895.38	B51203	PHONE
47157	12/7/2015	ATT02	AT&T MOBILITY	192.13	B51203	PHONE
47158	12/7/2015	AVA00	AVAYA, INC	112.01	733570438	PHONE
				87.39	733570537	PHONE
Check Total:				199.40		
47159	12/7/2015	CER10	CERVANTES, MARIA	175.00	B51203	DAMAGE DEPOSIT
47160	12/7/2015	CHA01	CHARTER COMMUNICATION	167.37	B51203	IP ADDRESS - PINE ST
47161	12/7/2015	CNA00	CNA SURETY	186.00	B51203	SURETY BOND
47162	12/7/2015	CON14	CONDOR EARTH TECHNOLOGIES	4034.52	72259	MS4 GENERAL PERMIT SUPPORT
47163	12/7/2015	ENV02	ENVIRONMENTAL SYSTEMS	1788.93	27286	STREET SWEEPING NOV.
47164	12/7/2015	ESE00	ESENWEIN, SHANNON	69.82	B51203	CSMFO WEEKEND TRAINING SEMINAR LUNCH/GAS REIMB.
47165	12/7/2015	FRA03	FRANTZ WHOLESALE NURSERY	403.59	542084	PLANTS FOR WALL ALONG FOX RD & CITY
				242.16	542207	ANNUAL FLOWERS FOR HUGHSON AVE.
Check Total:				645.75		
47166	12/7/2015	GIL01	GILTON SOLID WASTE MANAGE	1220.44	1015431	DISPOSAL FEE
47167	12/7/2015	HUG14	HUGHSON CHAMBER OF	25.00	B51125	CHRISTMAS GROUP ENTRY APPLICATION
47168	12/7/2015	MAI00	MAIN STREET DELI	30.00	217	EDC MEETING EXPENSE
47169	12/7/2015	MEL00	MELLO TRUCK REPAIR CO	2413.22	57470	REPAIR TO THE VAC-ON TRUCK

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Check Number	Check Date	Vendor Number	Vendor Name	Net Amount	Invoice #	Description
						FOR SEWER DEPT.
47170	12/7/2015	MEN20	MENDEZ, RAUL	195.24	B51125	EDC MEETING REIMB. & HUGHSON TRUNK OR TREAT REIMB.
47171	12/7/2015	MOS01	MOSS, LEVY & HARTZHEIM, L	2500.00	6349	COMPLETION OF SCO REPORT
47172	12/7/2015	PGE01	PG & E	114.30	B51203	UTILITIES CNG
				57.37	B51204	UTILITIES 3RD ST CENTER
				114.18	B51205	UTILITIES SENIOR CENTER
				60.12	B51206	UTILITIES CITY HALL
			Check Total:	345.97		
47173	12/7/2015	PLA03	PLATT	129.65	H644345	REPLACEMENT LIGHTS FOR LEBRIGHT
				259.29	H762920	REPLACEMENT LIGHTS FOR LEBRIGHT
			Check Total:	388.94		
47174	12/7/2015	POL00	POLLARD WATER.COM	29.90	21212	FREIGHT FEE
				23.45	21828	OVER LAMINATING FLAPS
			Check Total:	53.35		
47175	12/7/2015	SER01	SERRATO, MARTHA	75.34	B51203	REIMBURSEMENT FOR CITY FLOAT DECORATIONS
47176	12/7/2015	SPI00	SPINALE, DOMINIQUE	90.00	B51203	LUNCH FOR STAFF FOR CAR DEC. FOR CHRISTMAS PARADE
47177	12/7/2015	STE07	STEELEY, JARED WATER & WA	2100.00	6208	CONSULTING SERVICES FOR NOVEMBER
47178	12/7/2015	SYN02	SYNAGRO WEST, LLC	1020.43	103676ADD	ADDITIONAL SLUDGE REMOVAL
47179	12/7/2015	TID01	TURLOCK IRRIGATION DIST.	29023.90	B51203	ELECTRIC
				489.84	B51204	ASSESSMENT 2016 PARCEL 01 8064008
				382.37	B51205	ASSESSMENT 2016 PARCEL # 18064026
			Check Total:	29896.11		
47180	12/7/2015	URB00	URBAN FUTURES INCORP	630.00	1115-020	PROFESSIONAL SERVICES FOR OCT 2015
47181	12/7/2015	WHI03	LISA WHITESIDE	74.26	B51203	REIMBURSEMENT FOR DEPT. SUPPLIES
47182	12/7/2015	WIL01	CORBIN WILLITS SYSTEM	571.40	B511151	ENHANCEMENT & SERVICE FEE
47183	12/7/2015	WIL14	WILLDAN ENGINEERING	12287.00	320322	ENGINEERING SERVICES FOR 8/29-10/2/15
47184	12/7/2015	\A011	ALDRICH, BRAD JR. & NICOL	141.04	000B51201	MQ CUSTOMER REFUND FOR ALD0002
47185	12/7/2015	\A012	ALVERNAZ INVESTMENT,	102.85	000B51201	MQ CUSTOMER REFUND FOR ALV0023
47186	12/7/2015	\A013	AVERY, DAVID & LEAH	12.26	000B51201	MQ CUSTOMER REFUND FOR AVE0002
47187	12/7/2015	\B008	BERKSHIRE HATHAWAY HOMES,	130.44	000B51201	MQ CUSTOMER REFUND FOR BER0011

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Check Number	Check Date	Vendor Number	Vendor Name	Net Amount	Invoice #	Description
47188	12/7/2015	\H008	HENRY, AUDREY	26.12	000B51201	MQ CUSTOMER REFUND FOR HEN0014
47189	12/7/2015	\M013	MEEKINS, ROBIN	74.70	000B51201	MQ CUSTOMER REFUND FOR MEE0001
47190	12/7/2015	\S009	SASO, ROCKY	1.63	000B51201	MQ CUSTOMER REFUND FOR SAS0001
47191	12/7/2015	\S010	SISOLAK, ANDREW	60.73	000B51201	MQ CUSTOMER REFUND FOR SIS0002
47192	12/7/2015	\Z003	ZHOU, CHENGYING	107.16	000B51201	MQ CUSTOMER REFUND FOR ZHO0001
47193	12/8/2015	CHA01	CHARTER COMMUNICATION	140.52	B51208	IP ADDRESS- PW SHOP
47194	12/10/2015	A&A00	A&A PORTABLES, INC	301.81	1-633038	RESTROOMS & DELIVERY FOR FOOTBALL PROG. @ LEBRIGHT
47195	12/10/2015	ADV02	ADVANCED MECHANICAL & REF	325.00	398059	BUSINESS INCENTIVE - MAGNOLIA
47196	12/10/2015	ATT01	AT&T	61.80	B51210	PHONE
47197	12/10/2015	AVA00	AVAYA, INC	125.16	733581740	PHONE
47198	12/10/2015	BAY02	BAY ALARM CO	113.02	B51209	MONITORING OF ALARMS WWTP
47199	12/10/2015	BRE01	W.H. BRESHEARS	1078.96	271781	DIESEL
47200	12/10/2015	CEN14	CENTRAL SANITARY SUPPLY	253.30	662678	CLEANING & SANITARY SUPPLIES
				15.50	662680	CLEANING & SANITARY SUPPLIES
			Check Total:	268.80		
47201	12/10/2015	CHR00	CHRISTOPHER CHOO, DDS.	465.87	B51210	ENCROACHMENT DEPOSIT REFUND
47202	12/10/2015	CON14	CONDOR EARTH TECHNOLOGIES	1548.75	72371	MS4 GENERAL PERMIT SUPPORT
47203	12/10/2015	COR02	CORTES, SANDY	21.51	B51209	REIMBURSEMENT FOR DEPT. SUPPLIES
47204	12/10/2015	DEH01	DEHART PLUMBING HEATING	540.00	W82656	LABOR FOR REPLACEMENT OF HEAT EXCHANGER
47205	12/10/2015	ENV02	ENVIRONMENTAL SYSTEMS	1788.93	27254	STREET SWEEPING OCTOBER
47206	12/10/2015	EXP00	EXPRESS PERSONNEL SERVICE	1226.35	165393810	EXTRA HELP WEEK OF 11/8
				1106.64	165829011	EXTRA HELP WEEK OF 11/15
				1337.68	166157263	EXTRA HELP WEEK OF 11/22
			Check Total:	3670.67		
47207	12/10/2015	EZN00	EZ NETWORK SOLUTIONS	298.96	30140	SERVER OFFSITE STORAGE
				25.00	30463	DOMAIN REGISTRATION RENEWAL
				310.23	30568	OFF SITE DATA STORAGE
				2554.20	TS30506	IT SERVICES FOR DECEMBER



Check Number	Check Date	Vendor Number	Vendor Name	Net Amount	Invoice #	Description
			Check Total:	3188.39		
47208	12/10/2015	GIB00	GIBBS MAINTENANCE CO	1102.00	18836	JANITOR SERVICES NOVEMBER
47209	12/10/2015	GIL01	GILTON SOLID WASTE MANAGE	37272.43	B51209	NOVEMBER GARBAGE LESS FRANCHISE FEE
47210	12/10/2015	HIN00	HINDERLITER, dELLAMAS &	450.00	0024533IN	CONTRACT SERVICES - SALES TAX 4TH QTR
47211	12/10/2015	HOM01	THE HOME DEPOT CRC	1049.39	B51209	SUPPLIES FOR PUBLIC WORKS
47212	12/10/2015	HOW01	HOWK SYSTEMS	183.07	0149446IN	NEW FLOAT CONTROLS FOR LIFT STATIONS
47213	12/10/2015	HUG11	HUGHSON FARM SUPPLY	6.99	H157824	MISC. TOOLS AND SUPPLIES
				25.82	H158058	MISC. TOOLS AND SUPPLIES
				174.95	H158437	MISC. TOOLS AND SUPPLIES
				10.29	H159316	MISC. TOOLS AND SUPPLIES
				9.91	H159522	MISC. TOOLS AND SUPPLIES
				5.91	H159871	MISC. TOOLS AND SUPPLIES
			Check Total:	233.87		
47214	12/10/2015	HUG28	HUGHSON TIRE	25.00	940104	TIRE REPAIR
				50.00	940109	TIRE REPAIR
			Check Total:	75.00		
47215	12/10/2015	HUG34	VALLEY PARTS WAREHOUSE, I	113.46	162776	SMALL MATERIAL NEEDED FOR VEHIC. MAINT. REPAIR
				31.66	163563	SUPPLY & PARTS
				41.42	163840	SUPPLY PARTS
			Check Total:	186.54		
47216	12/10/2015	LEG01	LEGAL SHIELD	25.90	B51209	LEGAL SVCS
47217	12/10/2015	MIS01	MISSION UNIFORM SERVICE	139.55	500791508	UNIFORM SERVICES
				89.02	500877072	UNIFORM SERVICES
				83.15	500969201	UNIFORM SERVICES
				78.58	501057492	UNIFORM SERVICES
				33.98	501112577	UNIFORM SERVICES
				90.73	501146955	UNIFORM SERVICES
				48.31	501238272	UNIFORM SERVICES
47217	12/10/2015	MIS01	MISSION UNIFORM SERVICE	30.00	501238273	UNIFORM SERVICES
				69.10	501283501	UNIFORM SERVICES
				30.00	501283502	UNIFORM SERVICES
				60.25	501329238	UNIFORM SERVICES
				30.00	501329239	UNIFORM SERVICES
				56.95	501374593	UNIFORM SERVICES
				30.00	501374594	UNIFORM SERVICES
			Check Total:	869.62		
47218	12/10/2015	OPE01	OPERATING ENGINEERS LOCAL	282.00	B51209	LOCAL UNION #3 DUES
47219	12/10/2015	PAC05	PACIFIC PLAN REVIEW	199.11	H1061-15	CONTRACT SRVCS PLANNING/B
				127.50	H1067-15	CONTRACT SRVCS PLANNING/B
				585.96	H1068-15	CONTRACT SRVCS PLANNING/B
				212.50	H1069-15	CONTRACT SRVCS PLANNING/B

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Check Number	Check Date	Vendor Number	Vendor Name	Net Amount	Invoice #	Description
				212.50	H1070-15	CONTRACT SRVCS PLANNING/B
				212.50	H1071-15	CONTRACT SRVCS PLANNING/B
				255.00	H1072-15	CONTRACT SRVCS PLANNING/B
				184.82	H1073-15	CONTRACT SRVCS PLANNING/B
				850.00	DEC15ADMI	CONTRACT SRVCS PLANNING/B
				2720.00	DEC15INSP	CONTRACT SRVCS PLANNING/B
			Check Total:	5559.89		
47220	12/10/2015	PRE07	PREFERRED ALLIANCE, INC.	341.56	0112428IN	SET UP FEE
47221	12/10/2015	QUI03	QUICK N SAVE	87.66	1-7517	DIESEL
47222	12/10/2015	ROL00	ROLFE CONSTRUCTION	10459.72	1512-01RE	RETENTION - TULLY RD RR CROSSING
47223	12/10/2015	RUS01	RUSH, SAM	93.85	B51209	DEPT. SUPPLIES REIMBURSEMENT
47224	12/10/2015	SAN05	SAN JOAQUIN VALLEY	54.00	N112553	ANNUAL PERMIT FOR THE CORP YARD FUEL TANK
47225	12/10/2015	STA36	STANISLAUS FARM SUPPLY	70.23	1286897	GOPHER BAIT FOR PARKS DEPT
47226	12/10/2015	STA46	STATE WATER BOARD ACCT.OF	4579.00	SW0104437	ANNUAL STATE OF CA. 15-16 STORMWATER PERMIT
47227	12/10/2015	STA47	STANISLAUS COUNTY SHERIFF	98586.23	1516-066	LAW ENFORCEMENT SERVICES SEPT
				1758.06	1516-080	HUGHSON FRUIT & NUT FESTIVAL SERVICES SEPT 2015
				97801.53	1516-084	LAW ENFORCEMENT SERV. & REPLACEMENT VEH. 10/15
			Check Total:	198145.82		
47228	12/10/2015	SUM03	SUMMIT SAFETY LLC.	269.10	14841	SAFETY COLD WEATHER JACKETS
47229	12/10/2015	SYN02	SYNAGRO WEST, LLC	5952.14	30-103754	SLUDGE REMOVAL
47230	12/10/2015	TID01	TURLOCK IRRIGATION DIST.	30.83	B51209	2015 IRRIGATION WATER USE PARCEL# 018064026
47231	12/10/2015	TRA00	TRACTOR SUPPLY CREDIT LAN	695.12	110853	SAFETY EQUIPMENT-BOOTS FOR STAFF
				182.95	112115	SAFETY EQUIPMENT BOOTS FOR STAFF
			Check Total:	878.07		
47232	12/10/2015	TUR10	TURLOCK JOURNAL	52.00	B51210	ANNUAL RENEWAL
47233	12/10/2015	WAR00	WARDEN'S OFFICE	192.29	1878759-0	OFFICE SUPPLIES
				39.60	1878769-0	OFFICE SUPPLIES
			Check Total:	231.89		
47234	12/10/2015	WES17	WEST PAINTING	975.00	120115	BUSINESS INCENTIVE - GOOD LIFE

Check Number	Check Date	Vendor Number	Vendor Name	Net Amount	Invoice #	Description
47235	12/10/2015	WIL05	WILLE ELECTRIC	376.08	671677001	PHOTOCELLS NEEDED FOR STREET LIGHTS
				31.23	687172001	REPLACEMENT BULBS FOR STREETS DEPT
				184.35	687172002	REPLACEMENT BULBS FOR STREETS DEPT
Check Total:				591.66		
Cash Account Total:				359780.03		
Total Disbursements:				359780.03		



CITY OF HUGHSON AGENDA ITEM NO. 3.3 SECTION 3: CONSENT CALENDAR

Meeting Date: December 14, 2015
Subject: Approval of the Treasurer's Report: Investment Portfolio Report – September 2015
Presented By: John Padilla, City Treasurer
Approved By: _____

Staff Recommendation:

Review and approve the City of Hughson Treasurer's Report: Investment Portfolio Report for September 2015.

Summary:

The City Treasurer is required to review the City's investment practices and approve the monthly Treasurer's report. Enclosed is a summary of the City of Hughson's Investment Portfolio for September 2015 and is provided as a supplementary document to the monthly Treasurer's report. As of September 2015, the City of Hughson's investment total is \$2,559,401.28 and has a total cash and investment balance of \$15,610,884.01. All investment actions executed since the last report have been made in full compliance of the City of Hughson's Investment Policy. The City of Hughson meets its expenditure obligations for the next six months as required by California Government Code Section 53646 (b) (2) and (3) respectively.

Background and Overview:

The Investment Portfolio Report is intended to provide supplementary documentation of the City of Hughson's investment practices. According to the City of Hughson's Investment Policy, the City Treasurer shall submit to the City Council a quarterly investment report containing a complete description of the portfolio, the type of investments, the issuers, maturity dates, par and dollar values, and the current market values of each component of the portfolio. It is the goal of the City Treasurer however, to provide the investment report on a monthly basis as a supplement to the Treasurer's Report. Furthermore, when dealing with investment activities, the City of Hughson primary objectives, in order of priority, are safety, liquidity, and return on investments.

According to Michael DeGeeter, the City's MBS Account Executive, the City of Hughson utilizes a 5 year Certificate Deposit (CD) laddering approach for its investment practices. This approach layers various CDs depending on interest rates and timing, which allows for reduced portfolio rates and a continuous stream of maturity dates. Mr. DeGeeter states that this CD approach has always spread positively for the City of Hughson and has had the highest yield of any spread thus far.

At the October 26, 2015 City Council meeting, City staff presented various investment strategies to the Council and the public. These strategies include: reinvesting matured Certificate of Deposits, investing additional money in Certificate of Deposits while maintaining the 30% limit as required by the Investment Policy and swapping Certificate of Deposits as long as the swap increases the interest rate, provides a gain and stays within the insured limits. At the November 23, 2015 City Council meeting, City staff presented additional investment information regarding Municipal and Corporate Bonds. In addition, the City Council approved the Interfund Loan Policy.

Enclosed is the City of Hughson's Treasurer's Report: Investment Portfolio Report for September 2015 along with supplementary graphs depicting the percentage of the City's portfolio of investments. After review and evaluation of the report, City staff submits the following detailed explanation for investments displaying significant variances:

Cash, Money, Funds, and Bank Deposits – Multi-Bank WWTP

The current balance for the Cash, Money, Funds, and Bank Deposits fund in the Multi-Bank WWTP account is \$133,610.29. As of September 29, 2015, the State Bank India Chicago, ILL Certificate Deposits have matured and have been transferred to the Cash, Money, Funds, and Bank Deposits account. City staff is currently exploring other investment strategies to best manage these funds per the discussion with the City Council on October 26, 2015, and via the goals of the City's Investment Policy.

L.A.I.F. Investments

The reported Local Agency Investment Fund (L.A.I.F.) investments reflect the City's most current balance statement as of July 15, 2015. The two L.A.I.F. accounts share a combined balance of \$78,772.86, comprising of only 3.09% of the City's total portfolio of investments. L.A.I.F. investments are reported on a quarterly basis. City staff will continue to report the most recent L.A.I.F. investments and will proceed to update the funds on a quarterly basis.

Fiscal Impact:

As of September 2015, the total investments balance for the City of Hughson is \$2,559,401.28 accounting for 16.40% of the City's total cash and investments. The total cash and investment amount is \$15,610,884.01. Of the amounts invested, 5.77% is invested in Cash, Money, Funds, and Bank Deposits, 3.08% is invested in L.A.I.F.

investments, and 91.15% is invested in Certificate Deposits. As the year progresses and market values and interest rates increase, City staff will continue to monitor and report the City of Hughson's investment practices.

**City of Hughson
Portfolio of Investments
September 2015**

	MONEY MARKET	GENERAL	REDEVELOPMENT**	TOTAL
Bank Statement Totals	\$ 9,301,487.30	\$ 1,211,333.68	\$ 2,746,593.75	\$ 13,259,414.73
Adjustment-Direct Deposit Payroll		\$ -		\$ -
Outstanding Deposits +	\$ 10,985.18		\$ -	\$ 10,985.18
Outstanding Checks/transfers -		\$ (218,917.18)	\$ -	\$ (218,917.18)
ADJUSTED TOTAL	\$ 9,312,472.48	\$ 992,416.50	\$ 2,746,593.75	\$ 13,051,482.73
Investments: Various				\$ 1,034,464.94
Multi-Bank WWTP				\$ 1,446,163.48
Investments: L.A.I.F.		\$ 39,449.16	\$ 39,323.70	\$ 78,772.86
Total Investments				\$ 2,559,401.28
Total Cash & Investments				\$ 15,610,884.01

All investment actions executed since the last report have been made in full compliance with the Investment Policy. The City of Hughson will meet its expenditure obligations for the next six months as required by California Government Code Section 53646 (b)(2) and (3) respectively.

Breakdown of Investments

Investments: Various - ***850									
Description	Maturity Dates	Quantity	Opening Balance	Closing Balance	Interest Accrued	% of Portfolio			
Cash, Money, Funds, and Bank Deposits:			\$ 12,248.15	\$ 14,003.71	\$ -	1.35%			
Total:			\$ 12,248.15	\$ 14,003.71	\$ -				
Fixed Income (Certificate of Deposits)	Maturity Dates	Months til Maturity (Statement Period 9/01/15 - 09/30/15)	Quantity	Market Price	Market Value	Interest Accrued	Rate of Return	% of Portfolio	
GE Money BK Draper Utah INSTL CTF DEP	10/08/10 - 10/08/15	= 1 mo.	\$ 75,000.00	\$ 100.0150	\$ 75,011.25	\$ 719.18	2.000%	7.25%	
BMW BK North Amer Salt Lake City Utah	11/12/10 - 11/12/15	= 2 mo.	\$ 100,000.00	\$ 100.1900	\$ 100,190.00	\$ 772.60	2.000%	9.69%	
Ally Bank Midvalue Utah CTF DEP ACT/365	02/04/11 - 02/04/16	= 5 mo.	\$ 70,000.00	\$ 100.5990	\$ 70,419.30	\$ 218.63	2.000%	6.81%	
GE Cap Finl Inc Retail CTF DEP	09/30/11 - 09/30/16	= 13 mo.	\$ 115,000.00	\$ 101.3720	\$ 116,577.80	\$ -	2.000%	11.27%	
Goldman Sachs BK USA New York CTF DEP DTD	11/16/11 - 11/16/16	= 14 mo.	\$ 53,000.00	\$ 101.5210	\$ 53,806.13	\$ 407.81	2.050%	5.20%	
Discover BK Greenwood Del	05/02/12 - 05/02/17	= 20 mo.	\$ 110,000.00	\$ 101.0870	\$ 111,195.70	\$ 796.37	1.750%	10.75%	
GE Cap Inc Retail CTF Dep Program Book	05/04/12 - 05/04/17	= 20 mo.	\$ 100,000.00	\$ 101.2440	\$ 101,244.00	\$ 709.59	1.750%	9.79%	
American Express Centurion BK CTF DEP	05/09/13 - 05/09/18	= 32 mo.	\$ 100,000.00	\$ 99.5850	\$ 99,585.00	\$ 444.25	1.150%	9.63%	
Belmont SVGS BK Mass	11/13/14 - 11/13/18	= 38 mo.	\$ 27,000.00	\$ 100.0950	\$ 27,025.65	\$ 160.52	1.550%	2.61%	
State BK India York NY	09/11/14 - 09/11/19	= 48 mo.	\$ 55,000.00	\$ 99.8700	\$ 54,928.50	\$ 61.55	2.150%	5.31%	
American Express Fed SVGS BK CTF DEP	10/16/14 - 10/16/19	= 49 mo.	\$ 30,000.00	\$ 100.1110	\$ 30,033.30	\$ 295.11	2.150%	2.90%	
Discover BK Greenwood Del CTF	10/16/14 - 10/16/19	= 49 mo.	\$ 100,000.00	\$ 100.1110	\$ 100,111.00	\$ 983.70	2.150%	9.68%	
American Express Centurion BK CTF DEP	12/04/14 - 12/04/19	= 51 mo.	\$ 80,000.00	\$ 100.4170	\$ 80,333.60	\$ 568.99	2.200%	7.77%	
Total CDs					\$ 1,020,461.23	\$ 6,138.30		98.65%	
Total Investments: Various Holdings					\$ 1,034,464.94	\$ 6,138.30		100.00%	
Total Portfolio Investment								40.42%	

Multi-Bank WWTP - ***934									
Description	Maturity Dates	Quantity	Opening Balance	Closing Balance	Interest Accrued	% of Portfolio			
Cash, Money, Funds, and Bank Deposits:			\$ 14,800.3200	\$ 133,610.29	\$ -	9.24%			
Total:			\$ 14,800.3200	\$ 133,610.29	\$ -				
Fixed Income (Certificate of Deposits)	Maturity Dates	Months til Maturity (Statement Period 9/01/15 - 09/30/15)	Quantity	Market Price	Market Value	Interest Accrued	Rate of Return	% of Portfolio	
BMW BK North Amer Salt Lake City Utah	11/26/10 - 11/25/15	= 2 mo.	\$ 75,000.00	\$ 100.2520	\$ 75,189.00	\$ 521.92	2.000%	5.20%	
GE CAP Finl Inc Retail CTF DEP	09/30/11 - 03/30/16	= 6 mo.	\$ 31,000.00	\$ 101.3720	\$ 31,425.32	\$ -	2.000%	2.17%	
Goldman Sachs BK USA New York CTF DEP DTD	11/23/11 - 11/23/16	= 14 mo.	\$ 107,000.00	\$ 101.5340	\$ 108,641.38	\$ 781.25	2.050%	7.51%	
Discover BK Greenwood DEL	05/08/13 - 05/08/18	= 32 mo.	\$ 40,000.00	\$ 99.5880	\$ 39,835.20	\$ 182.74	1.150%	2.75%	
American Express Centurion Bk CTF DEP	05/09/13 - 05/09/18	= 32 mo.	\$ 57,000.00	\$ 99.5880	\$ 56,763.45	\$ 253.22	1.150%	3.93%	
Firstbank P R Santuce	05/10/13 - 05/10/18	= 32 mo.	\$ 250,000.00	\$ 99.5790	\$ 248,947.50	\$ 143.84	1.050%	17.21%	
State BK India Chicago ILL CTF DEP	12/18/13 - 12/18/18	= 39 mo.	\$ 25,000.00	\$ 100.6280	\$ 25,157.00	\$ 146.03	2.050%	1.74%	
GE CAP Retail BK Draper Utah Instl	01/10/14 - 01/10/19	= 40 mo.	\$ 95,000.00	\$ 100.5300	\$ 95,503.50	\$ 405.51	1.900%	6.60%	
First Sentry BK Inc Huntingdon West VA	03/08/13 - 03/08/19	= 42 mo.	\$ 46,000.00	\$ 97.5990	\$ 44,895.54	\$ 31.88	1.150%	3.10%	
GE CAP Retail BK Draper Utah Instl	03/21/14 - 03/21/19	= 42 mo.	\$ 80,000.00	\$ 100.3710	\$ 80,296.80	\$ 34.19	1.950%	5.55%	
JP Morgan Chase BK NA Columbus Ohio CTF	04/30/15 - 04/30/19	= 43 mo.	\$ 100,000.00	\$ 99.2200	\$ 99,220.00	\$ -	1.500%	6.86%	
Barclays BK Del Wilmington CTF DEP	05/28/14 - 05/28/19	= 44 mo.	\$ 40,000.00	\$ 100.5770	\$ 40,230.80	\$ -	0.000%	2.78%	
Goldman Sachs BK USA New York CTF UT CTF DEP	06/04/14 - 06/04/19	= 45 mo.	\$ 80,000.00	\$ 99.9880	\$ 79,990.40	\$ 517.26	2.000%	5.53%	
Sallie Mae BK Salt Lake City UT CTF DEP	10/08/14 - 10/08/19	= 49 mo.	\$ 50,000.00	\$ 100.1700	\$ 50,085.00	\$ 515.41	2.150%	3.46%	
State BK India Chicago ILL	10/14/14 - 10/15/19	= 49 mo.	\$ 54,000.00	\$ 100.1530	\$ 54,082.62	\$ 525.06	2.100%	3.74%	
Sallie Mae BK Salt Lake City UT CTF DEP	10/22/14 - 10/22/19	= 49 mo.	\$ 83,000.00	\$ 100.0960	\$ 83,079.68	\$ 787.14	2.150%	5.74%	
Wells Fargo BK N A San Francisco Calif	04/30/15 - 04/30/20	= 55 mo.	\$ 100,000.00	\$ 99.2100	\$ 99,210.00	\$ 212.33	1.250%	6.86%	
Total CDs					\$ 1,312,553.19	\$ 5,057.78		90.76%	
Total Multi-Bank WWTP Holdings					\$ 1,446,163.48	\$ 5,057.78		100.00%	
Total Portfolio Investment								56.50%	

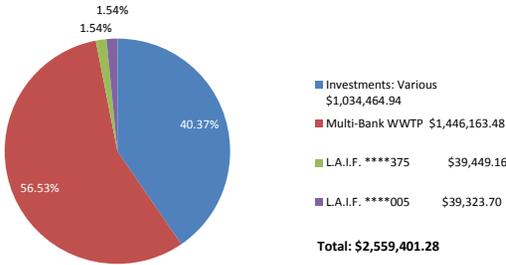
L.A.I.F. Investments					
Account #	Quarter End Principal Balance as of 07/15/2015	Quarterly Interest Earned as of 07/15/2015	Interest Rate	Total	% of Investment
****375	\$ 39,421.29	\$ 27.87	0.26%	\$ 39,449.16	50.08%
****005	\$ 39,295.92	\$ 27.78	0.26%	\$ 39,323.70	49.92%
Total L.A.I.F. Investments Holdings				\$ 78,772.86	100.00%
Total Portfolio Investment					3.08%

John Padilla, Treasurer

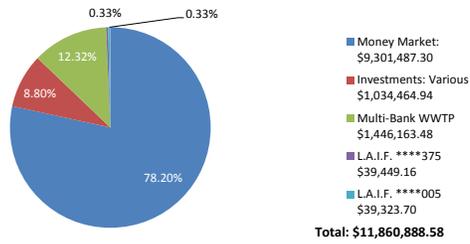
Date

Charts and Graphs

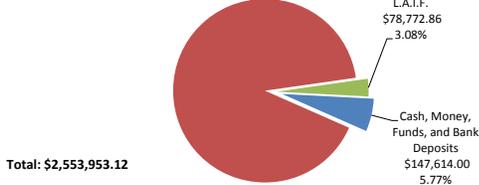
**Total Portfolio of Investments by Account
September 2015**



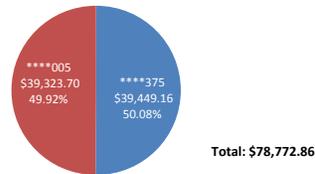
**Total Portfolio of Investment
(Including Money Market Cash)
September 2015**



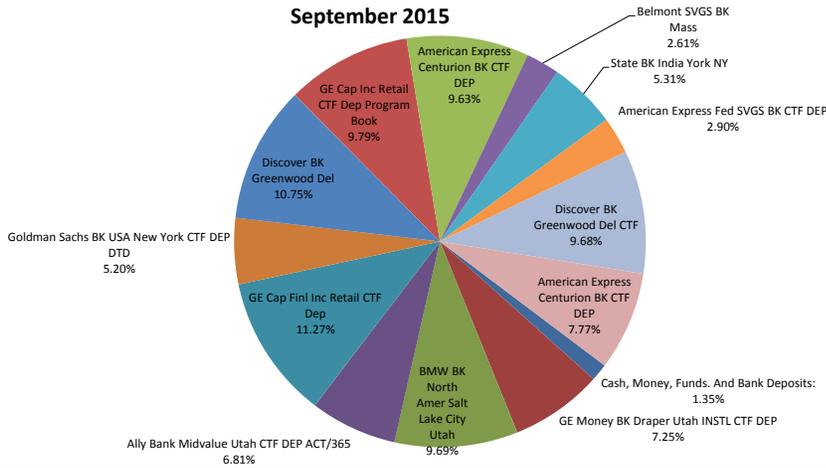
**Total Portfolio of Investments by Type
September 2015**



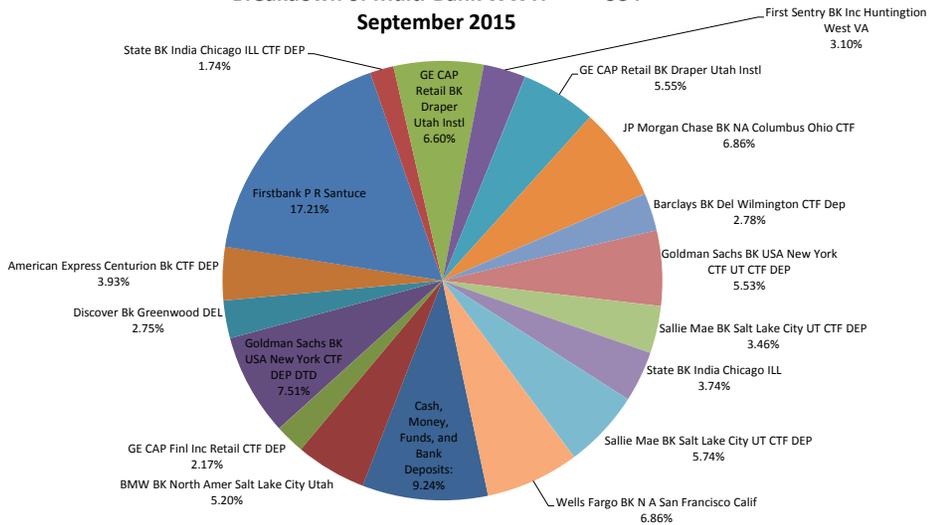
**Breakdown of L.A.I.F. Investments
September 2015**



Breakdown of Investments: Various - *850
September 2015**



Breakdown of Multi-Bank WWTP - *934
September 2015**



City Council Meetings (2016)

January

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

March

S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April

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17	18	19	20	21	22	23
24	25	26	27	28	29	30

May

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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June

S	M	T	W	T	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July

S	M	T	W	T	F	S
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24	25	26	27	28	29	30
31						

August

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September

S	M	T	W	T	F	S
					1	2
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

October

S	M	T	W	T	F	S
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November

S	M	T	W	T	F	S
		1	2	3	4	5
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December

S	M	T	W	T	F	S
					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Jan 1 [New Year's Day](#)
 Jan 11 [City Council](#)
 Jan 18 [Martin Luther King Day](#)
 Jan 25 [City Council](#)
 Feb 8 [City Council](#)
 Feb 15 [Presidents' Day](#)
 Feb 22 [City Council](#)
 Mar 14 [City Council](#)
 Mar 28 [City Council](#)
 Apr 11 [City Council](#)
 Apr 25 [City Council](#)
 May 9 [City Council](#)

May 23 [City Council](#)
 May 30 [Memorial Day](#)
 Jun 13 [City Council](#)
 Jun 27 [City Council](#)
 Jul 4 [Independence Day](#)
 Jul 11 [City Council](#)
 Jul 25 [City Council](#)
 Aug 8 [City Council](#)
 Aug 22 [City Council](#)
 Sep 5 [Labor Day](#)
 Sep 12 [City Council](#)
 Sep 26 [City Council](#)

Oct 10 [Columbus Day](#)
 Oct 10 [City Council](#)
 Oct 24 [City Council](#)
 Nov 11 [Veterans Day](#)
 Nov 14 [City Council](#)
 Nov 24 [Thanksgiving Day](#)
 Nov 28 [City Council](#)
 Dec 12 [City Council](#)
 Dec 25 [Christmas Day](#)
 Dec 26 ['Christmas Day' observed](#)



CITY OF HUGHSON AGENDA ITEM NO. 3.5

SECTION 3: CONSENT CALENDAR

Meeting Date: December 14, 2015
Subject: Approval of the Fiscal Year 2015-2016 Memorandum of Understanding with the Stanislaus Business Alliance
Presented By: Raul L. Mendez, City Manager

Approved By: _____

Staff Recommendation:

Authorize the City Manager to execute the Fiscal Year 2015-2016 Memorandum of Understanding with the Stanislaus Business Alliance.

Background:

On July 25, 2011, the Hughson City Council approved entering into a Memorandum of Understanding (MOU) with the Stanislaus County Economic Development and Workforce Alliance (Alliance) for assistance with economic development services. A focus of the new partnership at that time was the development of a business incubation center at the City building located at 7012 Pine Street.

On September 23, 2013, the Hughson City Council approved the expansion of the City's business assistance programs and with that action authorized an amendment to the Alliance MOU for increased support through the establishment of a Small Business Development Center (SBDC) at the Hughson Business Incubation Center.

In early 2014, the Stanislaus County Economic Development and Workforce Alliance announced the selection of their new Executive Director, David White, to succeed William Bassitt who had recently retired. Shortly thereafter, the Stanislaus County Economic Development and Workforce Alliance was renamed the Stanislaus Business Alliance with a renewed focus and vision.

Mr. White met with members of the Hughson City Council and City staff and embraces a philosophy of transparency, accountability, collaboration and communication. The City of Hughson has seen an increase in involvement and accessibility of Alliance staff as evident by their participation in the meetings of the Hughson Economic Development Committee, through their facilitation of Economic

Development Practitioners Meetings with City and County staff, and their support of their Alliance Board of Directors. Mayor Pro Tem Jeramy Young is the City Council appointee to the Stanislaus Business Alliance Board of Directors.

Jumpstart Stanislaus

On April 15, 2014, the Alliance launched a jobs campaign called “Jumpstart Stanislaus” that started with two components: job training and wage reimbursement program utilizing Workforce Investment Act (WIA) funds for hiring long-term unemployed people and cash back business incentive programs (geared to filling vacant storefronts and reimbursing companies for some permitting fees). This program was based on the visibility of improving economic indicators and in a strategic effort to “jumpstart” the local economy.

The County and many cities, Hughson included, have such business assistance programs in place and worked with the Stanislaus Business Alliance during the Jumpstart Stanislaus campaign to add to the portfolio and showcase available options for existing and new businesses. In order to effectively market new and existing programs, the Stanislaus Business Alliance requested increased investments by both its private and public partners. Collectively, the County and the partner cities have embraced the Alliance’s new focus and purpose. T

Stanislaus Business Alliance Services

On October 27, 2014 through a recommendation the Economic Development Committee, the City Council approved an increase to the allocation to the Stanislaus Business Alliance from \$2,400 to \$5,000—which included the local SBDC component.

In the last year, the Alliance has continued to work more closely with City staff in numerous ways. Alliance staff is a direct participant at the meetings of the Economic Development Committee and its discussions regarding strengthening businesses, existing and new, in the City. This past year it has provided technical assistance in gathering demographic information for the City’s business attraction efforts. The Alliance has continued hosting monthly meetings with key County and City staff that focus on regional economic development strategies. This past year, this work resulted in the nine incorporated cities and the County adopting a set of Accountable and Prompt Permitting principles to improve marketability. Through the Alliance Small Business Development Center component, City staff has been working on the development of a Hughson SBDC presence through ongoing communication and calibration of the program. The local SBDC has assisted in the development and evaluation of proposals for the City’s business assistance programs. Additionally, the Alliance SBDC has also been instrumental in placing the first official business in the Hughson Incubation Center—Holtzclaw Compliance.

Fiscal Impact:

The annual contribution of \$5,000 to the Stanislaus Business Alliance is included in the City’s Fiscal Year 2015-2016 Final Adopted Budget. Although there has been recent discussion at the Economic Development Committee about possibly

increasing the contribution to the Stanislaus Business Alliance to expand services due to the value received, it was determined that that would be evaluated in early 2016 in preparation for the upcoming budget year.



**MEMORANDUM OF UNDERSTANDING
BETWEEN THE STANISLAUS BUSINESS ALLIANCE AND THE CITY OF HUGHSON
REGARDING
THE JOINT IMPLEMENTATION OF THE COUNTYWIDE
ECONOMIC DEVELOPMENT PLAN AND MARKETING STRATEGY**

The Stanislaus Business Alliance (Alliance) and the City of Hughson, (CITY) intend to work together through the implementation of the Countywide Economic Development Plan and Marketing Strategy focused on business development activities throughout Stanislaus County. This Memorandum of Understanding (MOU) serves as a guideline to describe the actions that both parties should take in order for the Economic Development Plan and Marketing Strategy to be successful.

The purpose of this Memorandum is to facilitate the Alliance and the City of Hughson desire to effectively communicate strategies and information with local and regional partners that will maximize their contribution toward the achievement of Hughson economic development goals. Further, this Memorandum of Understanding establishes the parameters for a successful partnership between the Alliance and the City of Hughson and outlines the general responsibilities to be carried out by both parties.

This Memorandum of Understanding is a non-binding contract. However this agreement establishes the basic tenements of a collaborative working relationship between the City of Hughson and the Alliance to create more jobs for Hughson and the region, but does not impose a legal obligation on either party. Together, the City of Hughson and the Alliance will:

1. Work together to identify target sectors for joint initiatives including, but not limited to biotechnology, agribusiness, manufacturing, clean energy, environmental sciences, and information and communication technologies;
2. Work together to identify opportunities for strategic partnerships and alliances between private sector companies in Hughson and the Stanislaus County Region;
3. Explore opportunities for joint trade promotion and joint promotional activities related to the tourism, cultural and sports sectors;
4. Exchange best practices/lessons learned in assisting the private sector with inland port development;
5. Leverage collaborative efforts amongst members throughout Stanislaus County and the Region with a particular focus on trade and business development,

knowledge/innovation economy development, life sciences, biotechnology, and information technology development.

The City of Hughson and the Alliance recognize the benefits of ongoing, regular contact between their respective organizations to promote economic development and job creation and identify areas in which there are opportunities for joint co-operation.

The following are general actions and activities to be undertaken by the Alliance and by the City of Hughson in the implementation of the Countywide Economic Development Plan and Marketing Strategy first adopted on August 12, 2003 and the Alliance 2008-2013 Strategic Plan approved on November 19, 2007. The Alliance in conjunction with Stanislaus County and all of the cities will begin work on developing a 2016-2020 Strategic Plan that includes updating the Countywide Economic Development Plan and Marketing Strategy, which is anticipated to be completed within the current budget cycle.

Specifically, the Stanislaus Business Alliance:

1. Will conduct economic development activities to encourage the development of new business opportunities, the attraction of new businesses and the retention and expansion of existing business within the City of Hughson.
2. Will assist the City with implementation and further development of its Economic Development Strategy as approved by the Hughson City Council.
3. Will continue with the Synchronist Local Industry Program and Survey for the business in Hughson and will include representative of the City on those interactive visits.
4. Will provide the City of Hughson with on-going market and economic analyses through the Alliance Resource Center on a variety of important business sector topics based on the City of Hughson's priorities and goals. Information will be used at the City's discretion (annual budget document, Comprehensive Economic Development Strategy, as well as other reports). This includes statistics, retail gap analysis (from Claritas), benchmarking data, and demographic information as requested by the City.
5. Will coordinate collaborative visits, recruitment trips and trade show participation for such events as the Processors Convention, ICSC events, other retail trade shows.
6. Will support and coordinate with the City of Hughson on workforce support efforts such as in partnering on hiring events, holding workforce related events to support local employers as well as other types of training for local businesses.
7. Will partner with Hughson on Prospect visits of companies desiring to look at Hughson for potential investments. This includes industrial, commercial and retail prospects. Will partner with the City of Hughson in attracting new prospects by attending trade shows such as ICSC, Corenet and others. Will share all prospect leads with City of Hughson economic development staff.
8. Will assist the City of Hughson in pursuit of a full-service grocery store in the City limits.

9. Will support the City of Hughson in its applications for EDA grant funds as well as actively participate on the Economic Development Action Committee (EDAC) and assigned responsibilities and coordination (Comprehensive Economic Development Strategy, San Joaquin Valley Economic Development District, Economic Development Administration, etc.);
10. Will facilitate, in a transparent manner all potential development and prospect leads as well as provide an update or status on previous leads that were circulated and responded to by the City of Hughson.
11. Will assist the City in the further development of its entrepreneurial center/incubator including making referrals from all Alliance locations in Stanislaus County.
12. Will assist the City to prepare a forty-acre site suitable for an industrial or business park location.
13. Will work with City officials and property owners to facilitate in-fill projects in the downtown area.
14. Will advocate for the establishment of an effective Entrepreneurial Program at CSU Stanislaus which enables students and professors to interact with the Alliance Innovation Team to express their ideas and get assistance to bring their ideas to reality.
15. Will provide professional consulting services by the Alliance Small Business Development Center (SBDC) to all Hughson businesses and actively explore the feasibility of having a full time SBDC staffer located in Hughson to serve the Hughson business community.
16. Will assist the City in the promotion of the Hughson Business Assistance Programs including consultation and advice for development of program parameters, implementation and advice.
17. Alliance quarterly progress reports shall be submitted on a four times a year basis describing activities in business attraction, business assistance/expansion and business advocacy efforts provided by the Alliance Research Office, the Business Services Unit and the Small Business Development Center. These Quarterly Reports will be submitted on or before the following due dates during this performance cycle:
 - Quarter #1: September 30, 2015;
 - Quarter #2: January 5, 2016;
 - Quarter #3: March 30, 2016; and
 - Quarter #4: June 30, 2016.

These reports will provide ongoing, updated information to the City of Hughson relative to the progress of the aforementioned Marketing Strategy as well as the adopted Alliance Program of Work for Fiscal Year 2015-2016. These reports will include the current focus of the campaign as well as the number and type of responses received.

Specifically, the City of Hughson:

1. Will assist in providing the required and timely staff support based on the availability of staff resources and the City of Hughson's specific priorities in response to stated business needs as they pertain to existing companies or new firms interested in relocation or expansion to the area.
2. Will facilitate ease of access and assistance to all businesses with regards to zoning and permitting in compliance with City of Hughson adopted land use regulations and building codes and consistent with Hughson's adopted growth and land use policies and objectives.
3. Will provide current data as it relates to changes in land use issues, infrastructure upgrades, zoning, fee structure or any other jurisdictional actions which assist in meeting the stated objectives of this Memorandum of Understanding and that impact the ability to respond to stated business issues and concerns.
4. Will commit to interact with the Alliance Marketing Team to the level of capability based on staffing, time and monetary constraints. Participation will be at a level deemed appropriate based on any restraints as defined.
5. Will encourage elected officials to engage in an active support of business park creation, job creation opportunities, job retention and new business development.
6. Will provide clearly stated development goals and objectives and align City policy and procedures to promote identified development goals and objectives.
7. Will ensure participation on the Alliance's policy making board.
8. Will provide financial support for the Alliance's development activities in the mutually agreed upon amount.
9. Will provide a suitable location for private business consulting with Hughson businesses by the Alliance SBDC.

This MOU sets forth the current intentions of the Alliance and the City of Hughson with respect to the Fiscal Year 2015-2016 operations of the Alliance. The further intent is to provide a general understanding of the levels of responsibility and interaction for each party to this agreement. The MOU is not a binding contract but rather a document to serve as a guideline for the implementation of the Countywide Economic Development Plan and Marketing Strategy. A critical element of this document is the ability for each party to engage in a level of flexibility in the full implementation of the referenced plans.

Annual Investment 2015/2016
\$ 5,000

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by and through their respective officers' thereunto duly authorized. Further, this MOU is consistent with the original intent of the Countywide Economic Development Plan and Marketing Strategy

and the responsibilities as outlined, meets with the approval of both parties to this Memorandum of Understanding.

Alliance

City of Hughson

Signature: _____


Signature: _____

David White, Chief Executive Officer

Raul L. Mendez, City Manager

Date _____ 11/2/2015 _____

Date _____



CITY COUNCIL AGENDA ITEM NO. 5.1

SECTION 5: PUBLIC HEARING

Meeting Date: December 14, 2015
Subject: Adoption of the Supplemental Law Enforcement Services Fund (SLESF) 2015-2016 Funding Allocation and Expenditure Plan
Presented By: Larry Seymour, Chief of Police Services
Approved By: _____

Staff Recommendation:

Adopt Resolution No. 2015-33, a Resolution of the City Council approving the 2015-2016 Supplemental Law Enforcement Services Funding (SLESF) Allocation and Expenditure Plan.

Background and Overview:

The City of Hughson receives SLESF funding from the State of California annually. The City will receive an allocation of \$100,000 for Fiscal Year 2015-2016, through the Stanislaus County Sheriff's Department.

It is proposed that the City of Hughson's allocation of \$100,000 be utilized fund a Deputy Sheriff-Coroner position to be used as a Community Resource Deputy. The use of a Community Resource Deputy will help identify criminal and non-criminal community problems and eliminate or reduce crime through educational programs and enforcement. The Deputy will be responsible for working with citizens and City staff regarding traffic enforcement issues, and will monitor community events and assist as needed and necessary. Additionally, this funded position will be used to offset vacation coverage, planned absences and sick coverage, and to fund other enforcement as needed to improve the quality of life within the City of Hughson.

This funding source is not new and has been used in previous years for similar expenditures and other areas of focus (e.g., code enforcement, school resource officer, and special operations). Prior plans have successfully placed additional Deputy Sheriffs in the City and reduced overtime and other needed coverage costs. The Government Code (Section 30061) requires the City Council to convene a public hearing to appropriate these funds for front line law enforcement. This hearing must be separate and apart from the process applicable to allocations of the City General funds. The approved spending plan will

be submitted to the Stanislaus County Sheriff's Department prior to the issuance of funding payments.

Fiscal Impact:

The Final Adopted Budget includes \$100,000 for Supplemental Law Enforcement Services Funds. Adoption of a plan for the intended use of these funds will allow the City of Hughson to access this revenue through Stanislaus County.

CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2015-33

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE
SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUND (SLESF) FUNDING
ALLOCATION OF \$100,000 FOR FISCAL YEAR 2015-2016**

WHEREAS, the City of Hughson receives \$100,000 in Supplemental Law Enforcement Services Funding (SLESF) from the State of California on an annual basis to be utilized as recommended by the Chief of Police (SB736) to enhance front line enforcement services; and

WHEREAS, the SLESF must be spent within two fiscal years or must be returned to the State; to ensure the funding stays within the community the City of Hughson will utilize \$100,000 in SLESF allocations in the 2015-2016 Fiscal Year; and

WHEREAS, each year the Chief of Police must make a recommendation to the City Council on how the grant funding is utilized and proposes that the City of Hughson's allocation of \$100,000 be utilized in the 2015-2016 Fiscal Year to fund a Deputy Sheriff-Coroner position to be used as a Community Resource Deputy. The use of a Community Resource Deputy will help identify criminal and non-criminal community problems and eliminate or reduce crime through educational programs and enforcement, improving the quality of life within the City of Hughson;

THEREFORE, BE IT RESOLVED, that the City Council of the City of Hughson does hereby adopt Resolution No. 2015-33 and authorize the use of the Supplemental Law Enforcement Services Fund (SLESF) in the amount of approximately \$100,000 to fund a Deputy Sheriff-Coroner position to be used as a Community Resource Deputy, to help identify criminal and non-criminal community problems and eliminate or reduce crime through educational programs and enforcement, improving the quality of life within the City of Hughson.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 14th day of December, 2015 by the following roll call votes:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE ROMO, City Clerk

**STANISLAUS COUNTY
SUPPLEMENTAL LAW ENFORCEMENT
OVERSIGHT COMMITTEE**

Request for Annual Reconciliation
for S.L.E.S.F. (COPS) Fund

To be completed by City/County Agency

Organization: City of Hughson

Preparer's Name: Raul Mendez

Preparer's Telephone No.: 209-883-4054

Date Prepared: December 9, 2015

For Mo/Yr Ending: June 2015

Total Revenue Received: \$106,367.00

Date of Hearing for 2014/2015 fiscal year plan: December 14, 2015

Please complete and attach:

- Expenditure detail
- Agency worksheet

Certifications

The preparer certifies that the above information is true and correct. All funds have been used to supplement all other funding, have not supplanted any other funding, and have been expended in compliance with AB1913. Unspent allotments have been identified as SLESF funds and set aside for purposed outlined in AB1913.

City Manager

(Name) (Title) (Date)

Please remit to:

Stanislaus County Sheriff's Department
c/o Brooke Freeman, Finance
250 East Hackett Road
Modesto, CA 95353

Fax: (209) 525-7106

Stanislaus
County

**Supplemental Law Enforcement Standardized Forms
Oversight Committee Summary
For the Fiscal Year Ended June 30, 2015**

Categories	Hughson
Beginning Fund Balance	\$12,023.00
Prior Year Adjustment	
Prior Year Encumbrance Reversals	
Restated Beginning Fund Balance	\$12,023.00
REVENUES	
State Funding	\$106,367.00
Interest Revenue	\$0.00
Interest Revenue - 07/2005 - 06/2011	
Total Revenue	\$106,367.00
EXPENDITURES	
Salaries and Benefits	\$0.00
Services and Supplies	\$107,112.00
Equipment	
Administrative Overhead	
Total Expenditure	\$107,112.00
Reverted Moneys	\$0.00
ENCUMBRANCES	
<u>Current Year</u>	
Services and Supplies	
Equipment	
Total Encumbrances, Current Year	\$0.00
Net Change in Fund Balance	(\$745.00)
Ending Fund Balance	\$11,278.00
STATISTICAL DATA	
<u>Positions</u>	
Sworn Officers	0.00
Correctional Officers	0.00
Prosecutors	0.00
Investigators	0.00
Support Staff	0.00
Total Positions	0.00



CITY OF HUGHSON AGENDA ITEM NO. 5.2

SECTION 5: PUBLIC HEARING

Meeting Date: December 14, 2015
Subject: Public Hearing to Consider Adoption of the Housing Element and Associated Negative Declaration and Amend the Hughson General Plan to Incorporate the 2015 Housing Element
Enclosures: Resolution No. 2015-34
Presented By: Jaylen French, Community Development Director

Approved By: _____

Staff Recommendation:

Adopt Resolution No. 2015-34, approving the 2015 Housing Element (5th Cycle) and associated Negative Declaration and amending the Hughson General Plan to incorporate the 2015 Housing Element Update.

Background and Overview:

According to the State of California, the availability of housing is of vital statewide importance, and the provision of decent housing and a suitable living environment for every Californian, is a priority of the highest order. State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government is required to adopt a comprehensive, long-term general plan for the physical development of the jurisdiction that includes a housing element to address local housing needs.

A housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

State housing element law assigns the responsibility for preparing a Regional Housing Need Assessment (RHNA) for the Stanislaus County region to the Stanislaus Council of Governments (StanCOG). The RHNA process begins with the RHNA Determination issued by the State Department of Housing and Community Development (HCD), which identifies each region's housing 'need'. The Determination is then allocated to each local agency by StanCOG through an established methodology. This is known as the RHNA Allocation. According to the Final Regional Housing Needs Plan (RHNP) for Stanislaus County, 2014-2023, the City of Hughson's share of the total region's allocation is 218 housing units. The prior allocation for the 4th Cycle, between 2007 to 2014, which is a shorter timeframe, was 282 units.

The City of Hughson is required to adopt and submit a Housing Element to HCD for review and certification by December 31, 2015. The Housing Element, which covers the planning period between December 31, 2015 and December 31, 2023, must show how the City of Hughson will accommodate the region's RHNA Allocation.

At the October 13, 2014, Hughson City Council meeting, the Council directed staff to release a request for proposal (RFP) to retain a consultant to assist in updating the Housing Element. City staff then interviewed and selected a qualified consultant for the preparation of the Housing Element. Ultimately, the firm Mintier Harnish was selected.

Discussion:

The project encompasses adoption of a comprehensive update to the City of Hughson Housing Element for the eight-year planning period from 2015 through 2023. The Housing Element was last adopted in 2009. The Housing Element is one of seven required elements of the General Plan; however, the Housing Element has several unique requirements that set it apart from the other six General Plan elements. State law (Government Code Sections 65580 et seq.) specifies in detail the topics that the Housing Element must address and sets a schedule for regular updates (currently every eight years). The Housing Element is also the only element reviewed and certified by the State for compliance with State law. The California Department of Housing and Community Development (HCD) is the State agency responsible for this certification.

The purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives. The proposed 2015 Housing Element Update consists of two parts: a Background Report (Executive Summary, Introduction, and Sections I through IV) and a Policy Document (Section V). The Background Report identifies the nature and extent of the City's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document. The Background Report also presents information on the community setting in order to provide a better understanding of its housing needs.

This City of Hughson 2015 Housing Element Update builds on the policies and programs of the 2009 Housing Element.

Over the last year, City staff in coordination with Mintier Harnish, has prepared a draft Housing Element which was submitted to HCD on July 27, 2015. HCD provided a conditional letter of approval on September 25, 2015. An associated Initial Study and Negative Declaration (IS/ND)—the environmental assessment of the proposed project (Housing Element update)—was also prepared per California Environmental Quality Act (CEQA) law. Both documents were made available for public review for 30 days starting on September 30, 2015.

This item is to adopt the Housing Element and associated Negative Declaration and amend the Hughson General Plan to incorporate the updated Housing Element. Upon Council adoption of the Housing Element, City staff will submit the Housing Element to HCD for certification, the final step in the process.

Regional Housing Needs Assessment

Each jurisdiction in California is required to plan for its fair share of the region's housing need. This fair share is determined through a process called the Regional Housing Needs Allocation (RHNA). The California Department of Housing and Community Development (HCD) identify the total housing need for each region of the State. Regional Councils of Government (e.g., StanCOG for the Stanislaus County region) are responsible for distributing this need to local governments in the region. Once a local government has received its share of the RHNA, it must revise its Housing Element to show how it plans to accommodate its portion of the region's housing need. The StanCOG Board adopted the 2014-2023 Regional Housing Needs Plan on June 18, 2014.

As shown in the table below, StanCOG allocated the City of Hughson a total RHNA of 218 housing units for the period from January 1, 2014, through September 30, 2023. The allocation is equivalent to a yearly need of approximately 24 housing units. Of the 218 housing units, 125 units are to be affordable to moderate-income households and below, including 27 very low-income units, 34 low-income units, and 38 moderate-income units.

HUGHSON REGIONAL HOUSING NEEDS ALLOCATION

**City of Hughson
2014–2023**

Income Category	2014–2023 RHNA	Percent of Total
Extremely Low Income	26	11.9%
Very Low Income	27	12.4%
Low Income	34	15.6%
Moderate Income	38	17.4%
Above Moderate Income	93	42.7%
Total	218	100%

Source: StanCOG RHNA Plan, 2014.

Public Review

As set forth in Section 65583 of the Government Code, local governments are required to make a diligent effort to achieve public participation of all segments of the community in developing a Housing Element. As such, as part of the Housing Element update process the City implemented the State's public participation requirements.

On April 2, 2015, the City held a Community Workshop on the Housing Element Update to solicit input on the housing issues, priorities and needs in the community. The City invited the general public as well as key stakeholders who are involved in housing matters or organizations that deal with housing in one form or another. The purpose of the workshop was to provide an overview of the update process and to identify needs and potential solutions. This information helped develop the Housing Policies in the Housing Element document. A summary of the results is provided below.

Major Housing Issues

- General lack of affordable housing for low-income residents.
- Elderly accessibility. Housing units do not have features that seniors and the elderly increasing need in order to age in place (e.g., ramps).
- Aging housing stock. The city's housing stock is aging and it is beginning to affect safety and security. Older housing is not being kept up and there are a lot of code violations.
- Maintenance. Apartments have been successful, but maintenance is a challenge. Mobile-home parks are in disrepair and have poor infrastructure.
- Overcrowding in ownership and rental housing units.
- Out-of-town landlords. Out of town landlords do not adequately maintain or invest in their properties. In some cases they contribute to overcrowding by renting units to multiple families.
- Divided city. North of Fox includes Hughson's newer homes and higher-income residents; South of Fox is mostly older homes with lower income. There is also a cultural difference.
- Cost of living for lower-income residents. Goods and services are more expensive in Hughson. For lower-income residents and seniors who can't easily travel, it costs more for goods and services. Higher-income residents are able to shop in Modesto and Turlock where discount products are available.
- Limited access to health/medical facilities and services for lower-income residents. There are limited health/medical facilities in Hughson. For lower-income residents and seniors who cannot easily travel, it is difficult to access health/medical services.

Solutions to Major Housing Issues

- Build sense of community, ownership, pride. Partner with churches, non-governmental organizations (NGOs), and civic groups to foster relationships that can be used to address aging housing and maintenance issues. Could be organized and implemented through a 5-year plan.
- Leverage local improvements and investments as a tool to get out-of-town landlords to maintain and improve their properties (e.g., match-improvements program).
- Partner with Samaritan Village to pursue grants to meet senior affordability needs. Expand Samaritan Village to provide additional affordable housing for seniors.
- Continue active code enforcement and working with residents to address housing maintenance issues (e.g., code violations) and overcrowding. A part-time code officer is now addressing issues to not only remove bad examples and thus eliminate the attitude that it is allowed, but also to increase community aesthetics/pride.
- Enhance communication with residents and homeowners to address housing issues. The City could provide a booth with housing resources at community events.
- Pursue economic development initiatives so that residents can get better paying jobs and afford better housing and so that the City can help reduce Hughson's high unemployment.

On July 13, 2015, City staff and Consultants also conducted a Joint Study Session with the Planning Commission and City Council for review of the draft Housing Element update before it was submitted to HCD on July 27, 2015, for the 60-day review period.

HCD Review

In September 2015, HCD submitted informal comments to the City. City staff and Mintier Harnish responded to the comments by making revisions to the Housing Element on September 15, 2015, and September 24, 2015. HCD confirmed, in a conditional approval letter sent on September 25, 2015, that the Draft Housing Element, with the revisions, meets the statutory requirements of State housing element law. The letter states that barring significant changes to the Draft Housing Element, HCD will certify the document following approval by the City Council. In summary, HCD's comments resulted in the following revisions to the Public Review Draft Housing Element.

- Additional information on maintaining consistency between the Housing Element and other elements of the General Plan (pg. 11).
- Additional information on how the City publicized the Housing Element Update and gathered public input (pg. 11).

- Clarification on the number of farmworkers and farmworker housing in Stanislaus County and Hughson (pg. 55-56).
- Clarification on the City's Zoning requirements for areas zoned agriculture (pg. 56).
- Updated information on the City's compliance with State law regarding emergency shelters (pg. 91).
- Updated information on the City's requirements for transitional and supportive housing (pg. 94).
- Additional information on City development fees (pg. 95 and 97).
- Clarification on the City's Farmland Preservation Program (pg. 100).
- Additional information on the City's infrastructure availability (pg. 105).
- Clarification of Actions H-2.1, H-2.4, and H-5.6 to include extremely low-income housing (pg. 112, 113, and 116).
- Revision of Action H-2.5 to commit the City to providing incentives to developers of low-income housing (pg. 113)
- New Action committing the City to pursue opportunities for housing rehabilitation (Action H-5.7) (pg. 114).
- Clarification on the timing for implementing Action H-5.2 (pg. 115)
- Clarification of Action H-5.7 regarding zoning amendments to allow employee housing (e.g., farmworker housing) in all zones that allow residential development (pg. 116).
- New Actions committing the City to pursue funding for supportive housing for persons with disabilities (Action H-5.8) and farmworker housing (H-5.9) (pg. 116 and 117).
- New Action committing the City to distribute information about weatherization programs (Action H-6.5) (pg. 118).
- Clarification of the number of housing units the City anticipates being developed based on the goals, policies, and programs in the Housing Element (pg. 120)
- Updates to the existing Housing Element evaluation.

Policy/Rule

Under State planning law (Government Code Sections 65300 et seq.), each city must adopt a comprehensive, long term General Plan for the physical development of the city. The general plan must include seven mandated elements, one of which is the Housing Element. The Housing Element is subject to review and certification by the California Department of Housing and Community Development pursuant to Government Code Section 65585.

The adoption due date for the 2014-2023 Housing Element is December 31, 2015. State law includes a penalty that requires jurisdictions that fail to adopt their housing elements within 120 days of the due date (i.e., April 30, 2015) to update the Housing Element every four years instead of eight years.

Environmental Analysis

An Initial Study and Negative Declaration have been prepared for the General Plan Amendment through adoption of the 2015 Housing Element Update in accordance with the requirements of the California Environment Quality Act.

Fiscal Impact:

In the Fiscal Year 2014-2015 Final Adopted Budget, funding was allocated for the preparation of the Housing Element update. The executed agreement with Mintier Harnish included compensation of up to \$32,340 for the required work.

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2015-34**

A RESOLUTION OF CITY COUNCIL OF THE CITY OF HUGHSON ADOPTING THE 2015 HOUSING ELEMENT AND ASSOCIATED NEGATIVE DECLARATION AND AMENDING THE HUGHSON GENERAL PLAN TO INCORPORATE THE 2015 HOUSING ELEMENT

WHEREAS, housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements; and

WHEREAS, the Housing Element is one of seven required elements of the General Plan; however, the Housing Element has several unique requirements that set it apart from the other six General Plan elements. State law (Government Code Sections 65580 et seq.) specifies in detail the topics that the Housing Element must address and sets a schedule for regular updates (currently every eight years). The Housing Element is also the only element reviewed and certified by the State for compliance with State law. The California Department of Housing and Community Development (HCD) is the State agency responsible for this certification; and

WHEREAS, the City of Hughson is required to adopt and submit a Housing Element to the State Department of Housing and Community Development (HCD) for review and certification by December 31, 2015. The Housing Element, which covers the planning period between December 31, 2015 and December 31, 2023, must show how the City of Hughson will accommodate the region's Regional Housing Needs Assessment (RHNA) Allocation; and

WHEREAS, according to the Final Regional Housing Needs Plan (RHNP) for Stanislaus County, 2014-2023, the City of Hughson's share of the total region's allocation is 218 housing units; and

WHEREAS, the City submitted a Draft 2015 Housing Element to HCD for a 60-day review period on July 27, 2015; and

WHEREAS, in September 2015, HCD submitted informal comments to the City. City staff and its consultant, Mintier Harnish responded to the comments by making revisions to the Housing Element on September 15, 2015, and September 24, 2015. HCD confirmed, in a conditional approval letter sent on September 25, 2015, that the Draft Housing Element, with the revisions, meets the statutory requirements of State housing element law. The letter states that barring significant changes to the Draft Housing Element, HCD will certify the document following approval by the City Council; and

WHEREAS, an Initial Study and Negative Declaration have been prepared for the General Plan Amendment through adoption of the 2015 Housing Element Update in accordance with the requirements of the California Environment Quality Act; and

WHEREAS, the City of Hughson 2015 Housing Element and the associated Initial Study/Negative Declaration were made available for public review and comment for 30 days starting on September 30, 2015; and

WHEREAS, on November 17, 2015, the Hughson Planning Commission reviewed all written evidence and oral testimony presented to date and determined that the proposed revisions to the Housing Element are in general conformance with the Hughson General Plan; and

WHEREAS, The Planning Commission recommended that the City Council adopt the 2015 Housing Element and associated Negative Declaration and amending the General Plan to incorporate the update; and

WHEREAS, proper public notice of this public hearing was given in all respects as required by Government Code Section 65090; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby approve the 2015 Housing Element Update and associated Negative Declaration attached as "Exhibit A", and amends the Hughson General Plan to incorporate the 2015 Housing Element update.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 14th day of December 2015, by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE ROMO, City Clerk



CITY OF HUGHSON AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date: December 14, 2015
Subject: 2016 City Council Appointments to Boards and Committees
Presented By: Dominique Spinale Romo, Assistant to the CM/City Clerk
Approved By: _____

Staff Recommendation:

Review the 2015 City Council Boards and Committees Appointments Listing, make any necessary changes, and approve the appointments of selected Council Members to serve on the 2016 City Council Boards and Committees.

Background and Overview:

The City Council's participation in various Boards and Committees within the City and Stanislaus County is very beneficial to the City and the Citizens of Hughson.

To keep on track of the boards and committees and to ensure continued Council and City involvement, the City Council reviews the Council Committee Appointments annually.

Changes are not required; however discussion among the Council is encouraged. Upon approval of the 2016 listing, staff will amend as recommended and send the 2016 City Council Appointments to Boards and Committees to all of the boards and committees listed to update their records.

These appointments will become effective January 1, 2016 and will remain effective for one year, unless otherwise acted upon by the City Council.



2015 City Council Boards & Commissions Appointments
Approved December 14, 2015

2+2 Committee School District:	Jeramy Young Jill Silva
Hughson Sports & Fitness Complex Steering Committee (8/25/14)	George Carr
2+2 Fire District Committee:	Harold Hill George Carr
Budget & Finance Subcommittee:	Jill Silva Matt Beekman
Economic Development Committee:	George Carr Jeramy Young Matt Beekman Harold Hill (Alt)
Hughson Family Resource Center Board:	George Carr Harold Hill
Sierra Vista Children & Family Board	George Carr
League of California Cities Executive Committee:	Jeramy Young Harold Hill (Alt)
San Joaquin Valley Air Pollution Control District:	Jill Silva
Stanislaus Council of Governments (StanCOG) Board of Directors: (updated 9/28/15 per CC)	Jill Silva Matthew Beekman (Alt)
Stanislaus County Disaster Council:	Harold Hill Jill Silva (Alt)
Stanislaus County Local Task Force on Solid Waste:	George Carr Jill Silva (Alt)
Stanislaus County Workforce Alliance:	Jeramy Young Harold Hill (Alt)
Stanislaus Economic Development Action Committee (EDAC):	Harold Hill George Carr (Alt)
Regional Surface Water Treatment District & RSWTSP Steering Committee:	Jill Silva Matt Beekman
Turlock Mosquito Abatement District:	George Carr (No Alternate)

