



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

**AGENDA
MONDAY APRIL 11, 2016 – 7:00 P.M.**

CALL TO ORDER: Mayor Matt Beekman

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

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Hughson Ministerial Association

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: 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 March 28, 2016.
- 3.2: Approve the Warrants Register.
- 3.3: Approve the City of Hughson Treasurer's Report for Report for February 2016.
- 3.4: Adopt Resolution No. 2016-10, Waiving Fees for the City-Wide Yard Sale scheduled for April 30 – May 1, 2016.
- 3.5: Adopt Resolution No. 2016-11, Authorizing the City of Hughson to apply for Cal Recycle Grants.

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

- 6.1: Consideration to Approve the Correction of a Clerical Error in the City of Hughson 2005 General Plan and Subsequently to the 2008 Zoning Code and Map. Adopt Resolution No. 2016-12, approving the Correction of a Clerical Error in the City of Hughson 2005 General Plan and Subsequently to the 2008 Zoning Code and Map.

7. CORRESPONDENCE:

- 7.1: Approved Minutes from the March 15, 2016 Planning Commission Meeting.

8. COMMENTS:

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

City Manager:

City Clerk:

Community Development Director:

Director of Finance:

Police Services:

City Attorney:

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

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

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: NONE.

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:

April 11	▪ City/School 2+2 Subcommittee, Hughson School District, 5:30 P.M.
April 12	▪ Parks and Recreation Commission, City Hall Chambers, 6:00 P.M.
April 13	▪ City/Fire 2+2 Subcommittee, Hughson Fire District, 5:30 P.M.
April 19	▪ Planning Commission, City Hall Chambers, 6:00 P.M.
April 23	▪ Love Hughson, Hughson Senior Center, 7:00 A.M.
April 25	▪ City Council Meeting, City Hall Chambers, 7:00 P.M.
April 30	▪ Taste of Hughson, St. Anthony’s Catholic Church, 6:00 P.M.
April 30-May 1	▪ Hughson Fruit and Nut Festival, Hughson Avenue, 10:00 A.M. to 4:00 P.M.
April 30-May 1	▪ Citywide Yard Sale

AFFIDAVIT OF POSTING

DATE: April 7, 2016 **TIME:** 5:00 pm

NAME: Christine Tallman **TITLE:** City Clerk

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this Agenda will be made available at the City Clerk’s counter at City Hall located at 7018 Pine Street, Hughson, CA. 3

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: April 11, 2016
Subject: Approval of the City Council Minutes
Presented By: Christine Tallman, Interim City Clerk

Approved By: _____

Staff Recommendation:

Approve the Minutes of the Regular Meeting of March 28, 2016.

Background and Overview:

The draft minutes of the March 28, 2016 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, MARCH 28, 2016 – 7:00 P.M.**

CALL TO ORDER: Mayor Matt Beekman

ROLL CALL:

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

Staff Present: Raul L. Mendez, City Manager
Christine Tallman, Interim City Clerk
Monica J. Streeter, Deputy City Attorney
Jaylen French, Community Development Director
Larry Seymour, Chief of Police Services
Lisa Whiteside, Finance Manager
Sam Rush, Public Works Superintendent
John Padilla, City Treasurer
Jeff Montgomery, Management Intern
Naraith Lopez, Management Intern

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Mayor Matt Beekman

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

Hughson Branch Librarian Heather Bailey informed the Council regarding the summer reading program. She noted that the City of Hughson Library was selected as a test site for the California Center for the Book and that the Library will be opened on Fridays beginning July 3, 2016.

2. PRESENTATIONS:

- 2.1: Review and Accept the 2015 Hughson Police Services Year-End Report.

Police Chief Larry Seymour presented the 2015 Year-End Report noting that the new deputies have been diligent in their duties which is reflective in the number of stops that they have made. At the suggestion of Mayor Pro Tem Young, Chief Seymour indicated that he would make the full report available on the Hughson Police Services web site and face book page.

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 March 28, 2016.
- 3.2: Approve the Warrants Register.
- 3.3: Approve the Treasurer's Reports for: Investment Portfolio Report January 2016.
- 3.4: Declare the Vacancy of the City of Hughson Representative to the Turlock Mosquito Abatement District and Direct City Staff to Post the Vacancy to Solicit Applications.
- 3.5: Approve the Request by the Hughson Chamber of Commerce to Have and Sell Alcohol at the Hughson Fruit and Nut Festival - Saturday, April 30 and Sunday, May 1, 2016.
- 3.6: Approve the Amended and Restated Joint Powers Agreement Establishing the Stanislaus Council of Governments and Authorize the Mayor to Sign the Amended and Restated Joint Powers Agreement. and Adopt Resolution No. 2016-09.
- 3.7: Approve a Professional Service Agreement with BaseCamp Environmental for the Preparation of Additional Environmental Documents Associated with the City of Hughson Well No. 7 Replacement Project and Authorize the Mayor to Execute the Professional Service Agreement with BaseCamp Environmental.

Beekman/Silva 5-0 motion passes to approve the Consent Calendar as presented.

4. UNFINISHED BUSINESS: NONE.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

6. NEW BUSINESS:

6.1: Approve the Proposed City of Hughson Project List for the 2016 Stanislaus County Transportation Expenditure Plan and Direct City Staff to Submit Said List to the Stanislaus Council of Governments (StanCOG) to be Incorporated into the Final Expenditure Plan Project List.

Director French presented the staff report on this item.

Silva/Carr 5-0 motion passes to approve the City of Hughson Project List for the 2016 Stanislaus County Transportation Expenditure Plan and Direct City Staff to Submit Said List to the Stanislaus Council of Governments (StanCOG) to be Incorporated into the Final Expenditure Plan Project List.

6.2: Approve a Professional Service Agreement with Harris & Associates for Assessment District Administration Services and Authorize the Mayor to Execute the Professional Service Agreement with Harris & Associates Inclusive of any Final Edits by the City Attorney.

Director French presented the staff report on this item.

Hill/Young 5-0 motion passes to approve the Agreement with Harris and Associates for Assessment District Administration Services and Authorize the Mayor to Execute the Professional Service Agreement.

7. CORRESPONDENCE: NONE.

8. COMMENTS:

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

City Manager:

City Manager Mendez reported that Council member Hill had reminded him of the upcoming 2+2 meetings with the school district (April 11 at 5:30 pm) and fire district (April 13 at 5:30 pm). He welcomed the Interim City Clerk Christine Tallman. He noted that Love Hughson will be on

April 23, 2016 and would kick off with a breakfast at the Hughson Senior Center at 7:00 am and that the annual League of Cities Legislative Action Day will be on April 27, 2016 in Sacramento and City staff will be attending.

City Clerk:

Interim City Clerk Christine Tallman thanked the Council for the opportunity to serve in the City of Hughson.

Community Development Director:

Director French updated the Council regarding the City's new website and that the photo contest was still in process. He noted that a new Code Enforcement Officer would begin in the near future. He also informed the Council of the railings that would be installed at intersection of 4th and Hughson Avenue, including in front of La Perla Tapatia, Affordable Massage Studio and the Dollar General store turning that area into a plaza. The project will be completed in the upcoming weeks.

Director of Finance: NONE.

Police Services: Chief Larry Seymour provided the City Council with the crime log for Weeks 3 and 4 of March.

City Attorney: NONE.

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

Council member Carr updated the Council on the Zika Virus and the proposed actions to address this health issue.

Council member Silva stated that she attended the recent StanCOG meeting where the South County Corridor (SR-99 to I-5) was presented. She also noted the existence of Commute Connection, an online program for ridesharing that is available to Stanislaus County residences, which some may not be aware of and advised staff to look for ways to promote the resource.

Mayor Pro Tem Young noted he and Councilmember Hill attended the recent California League of Cities Central Valley dinner.

8.3: Mayor’s Comments: (Information Only – No Action) **NONE.**

9. CLOSED SESSION TO DISCUSS THE FOLLOWING:

9.1: PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

9.2: CONFERENCE WITH LABOR NEGOTIATORS

Agency Designated Representative: Mayor Beekman

Unrepresented Employee: City Manager

10. REPORT FROM CLOSED SESSION: 8:46 P.M.

No reportable action was taken.

ADJOURNMENT:

Carr/Hill motion passes to adjourn the meeting at 8:46 P.M.

MATT BEEKMAN, Mayor

CHRISTINE TALLMAN, Interim City Clerk



CITY OF HUGHSON AGENDA ITEM NO. 3.2

SECTION 3: CONSENT CALENDAR

Meeting Date: April 11, 2016
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 March 23, 2016 through April 7, 2016.

Fiscal Impact:

There are reductions in various funds for payment of expenses.

SE

REPORT.: Apr 07 16 Thursday
RUN....: Apr 07 16 Time: 10:58
Run By.: Lisa Whiteside

City of Hughson
Cash Disbursement Detail Report
Check Listing for 04-16 Bank Account.: 0100

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

Check Number	Check Date	Vendor Number	Vendor Name	Net Amount	Invoice #	Payment Information Description
47628	4/7/2016	ARF01	A.R.F.	\$ 739.90	13471	ANNUAL SERVICE FOR CORP YARD EXTINGUISHERS
				\$ 324.02	13472	ANNUAL SERVICE FOR CITY HALL EXTINGUISHERS
				\$ 182.79	13473	ANNUAL SERVICE FOR SENIOR CENTER EXTINGUISHERS
				\$ 125.44	13474	ANNUAL SERVICE FOR HUGHSON COMM. 3RD ST CENTER
Check Total:				\$ 1,372.15		
47629	4/7/2016	BAC02	BACKFLOW MANAGEMENT INC.	\$ 110.00	372016AT	ANNUAL CALIBRATION OF BACKFLOW TESTING EQUIPMENT
47630	4/7/2016	DEP08	DEPT. OF CONSERVATION	\$ 325.99	B60406	SMIP FEES FOR JAN-MAR 2016
47631	4/7/2016	DON01	DON'S MOBILE GLASS	\$ 40.00	TUR16093	WINDSHIELD REPAIR FOR PW-4
47632	4/7/2016	ESE00	ESENWEIN, SHANNON	\$ 56.48	B60407	REIMBURSEMENT FOR RECORDING FEES & RMA MTG MEALS
47633	4/7/2016	GIB00	GIBBS MAINTENANCE CO	\$ 1,157.00	19407	JANITORIAL SERVICES FOR MARCH
47634	4/7/2016	HUG11	HUGHSON FARM SUPPLY	\$ 109.65	H170988	MISC. TOOLS & SUPPLIES
				\$ 93.14	H171305	MISC. TOOLS & SUPPLIES
Check Total:				\$ 202.79		
47635	4/7/2016	HUG28	HUGHSON TIRE	\$ 20.00	533298	FLAT REPAIR ON EXPEDITION
47636	4/7/2016	MCR01	MCR ENGINEERING, INC	\$ 700.00	11567	TULLY RD RECONSTRUCTIN ENGINEERING SERVICES
47637	4/7/2016	MIS01	MISSION UNIFORM SERVICE	\$ 1,147.52	B60407	UNIFORM SERVICE
47638	4/7/2016	NAT08	NATIONAL METER & AUTOMATI	\$ 11,696.69	S10689550	WATER METER RADIO & METERS BEING USED AS REPLACEM.
47639	4/7/2016	NOR06	NORTHSTAR CHEMICAL	\$ 1,225.91	82572	CHLORINE FOR WELL #8
47640	4/7/2016	SAF01	SAFETLITE	\$ 223.39	320662	RAIN JACKETS FOR PW STAFF
47641	4/7/2016	SIG02	SIGNTECH	\$ 460.00	112187	MANUFACTURED SIGNS FOR SHELL GAS STATION
47642	4/7/2016	STA29	STANISLAUS COUNTY	\$ 325.00	IN0001510	FUEL TANK PERMIT FEES
47643	4/7/2016	STE07	STEELEY, JARED WATER & WA	\$ 1,600.00	6348	CONSULTING SERVICES FOR MARCH
Cash Account Total:				\$ 20,662.92		
Total Disbursements:				\$ 20,662.92		

SE

REPORT.: Apr 06 16 Wednesday
RUN....: Apr 06 16 Time: 15:35
Run By.: Lisa Whiteside

City of Hughson
Cash Disbursement Detail Report
Check Listing for 04-16 Bank Account.: 0100

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

Check Numbe	Check Date	Vendor Number	Vendor Name	Net Amount	Invoice #	Payment Information Description
47567	3/23/2016	GIL01	GILTON SOLID WASTE MANAGE	\$ 37,463.31	B60323	FEBRUARY GARBAGE LESS FRANCHISE FEE
47568	3/23/2016	SCH06	SCHNEIDER SIGNS	\$ 403.59	B60323	LOVE HUGHSON SIGNS
47569	3/24/2016	COS01	COSTCO WHOLESALE	\$ 133.51	B60324	DEPARTMENT SUPPLIES
47570	3/29/2016	UNI01	UNION BANK	\$ 58,248.63	B60329	RDA TAX ALLOCATION BOND 2015
47571	3/31/2016	EMP01	STATE OF CALIFORNIA	\$ 1,305.83	B60331	PAYROLL TAXES
47572	3/31/2016	HAR02	THE HARTFORD	\$ 379.66	B60331	DEFERRED COMPENSATION
47573	3/31/2016	PER01	P.E.R.S.	\$ 6,534.12	B60331	RETIREMENT
47574	3/31/2016	STA23	CaIPERS SUPPLEMENTAL INCO	\$ 710.00	B60331	DEFERRED COMPENSATION
47575	3/31/2016	UNI07	UNITED WAY OF STANISLAUS	\$ 29.00	B60331	UNITED WAY
47576	4/6/2016	ALL07	ALLEY INSURANCE SERVICE,	\$ 592.00	1016	HEALTH PLAN CONSULTING
47577	4/6/2016	ARE00	ARELLANO, MARI	\$ 100.00	B60405	PARK REFUND
47578	4/6/2016	ATT02	AT&T MOBILITY	\$ 186.95	B60405	PHONE
47579	4/6/2016	ATT03	AT&T	\$ 5.62	7858528	PHONE
47580	4/6/2016	AVA00	AVAYA, INC	\$ 87.39	733643405	PHONE
47581	4/6/2016	BAI01	BAILON, MARIANNE	\$ 100.00	B60405	PARK REFUND
47582	4/6/2016	BAR10	BARAJAS, GERARDO	\$ 100.00	B60405	DAMAGE DEPOSIT-PARK
47583	4/6/2016	BRE01	W.H. BRESHEARS	\$ 913.94	275937	FUEL
47584	4/6/2016	CHA01	CHARTER COMMUNICATION	\$ 191.81	B60405	IP ADDRESS-PINE ST
47585	4/6/2016	CON14	CONDOR EARTH TECHNOLOGIES	\$ 5,801.95	72724	PROFESSIONAL SERVICES FOR NOV 2015-JAN 2016
47586	4/6/2016	CSJ03	CSJVRMA	\$ 23,064.00	2016-0198	2015-2016 4TH QTR DEPOSITS
47587	4/6/2016	ELI00	ELITE IRON FENCING	\$ 5,850.00	12199	SAFETY HAND RAILS/CORNERS OF HUGHSON AVE & 4TH ST
				\$ 3,750.00	12205	SAFETY HAND RAILS INFRONT OF DOLLAR GENERAL
			Check Total:	\$ 9,600.00		
47588	4/6/2016	ENV02	ENVIRONMENTAL SYSTEMS	\$ 1,788.93	27376	STREET SWEEPING MARCH
47589	4/6/2016	EXP00	EXPRESS PERSONNEL SERVICE	\$ 1,117.21	170323125	EXTRA HELP WEEK ENDING
				\$ 1,200.80	170594683	EXTRA HELP (WEEK ENDING OF 3/13/16)
			Check Total:	\$ 2,318.01		
47590	4/6/2016	EZN00	EZ NETWORK SOLUTIONS	\$ 2,560.45	TS31117	IT SERVICES FOR APRIL
47591	4/6/2016	FAR03	FARMERS BROTHERS COFFEE	\$ 59.07	63272371	COFFEE
47592	4/6/2016	GAR19	GARCIA, JIMMY	\$ 100.00	B60405	PARK REFUND
47593	4/6/2016	GEO01	GEOANALYTICAL LABORATORIE	\$ 150.00	C6C0801	MONITORING OF WASTEWATER
				\$ 287.50	C6C0818	LAB TESTING
				\$ 55.00	C6C1502	MONITORING OF WASTEWATER PERMIT
				\$ 215.78	C6C1611	LAB TESTING
				\$ 55.00	C6C2201	MONITORING OF WASTEWATER PERMIT
				\$ 35.00	C6C2202	LAB TESTING
				\$ 215.78	C6C2210	LAB TESTING
			Check Total:	\$ 1,014.06		

SF

47594	4/6/2016	GUE01	GUERRERO, AZUCENA	\$	210.00	B60405	DAMAGE DEPOSIT REFUND
47595	4/6/2016	HUG11	HUGHSON FARM SUPPLY	\$	29.01	H170126	MISC. TOOLS & SUPPLIES
				\$	32.27	H170250	MISC. TOOLS & SUPPLIES
				\$	10.72	H171550	MISC. TOOLS & SUPPLIES

Check Total: \$ 72.00

47596	4/6/2016	HUG14	HUGHSON CHAMBER OF	\$	2,500.00	B60405	PERFORMING SERVICES- COMPENSATION
47597	4/6/2016	HUG34	VALLEY PARTS WAREHOUSE	\$	11.86	170730	SMALL MATERIAL NEEDED FOR VEHIC. MAINT & REPAIR
				\$	54.95	170740	SMALL MATERIAL NEEDED FOR VEHIC. MAINT & REPAIR

Check Total: \$ 66.81

47598	4/6/2016	INT13	INTERSTATE SALES	\$	4,106.97	12560	CRACK SEALER MATERIAL 2016
47599	4/6/2016	MOD01	THE MODESTO BEE	\$	396.80	B60405	MGMT ANALYST/DEPUTY CITY CLERK AD
47600	4/6/2016	MUN07	MUNOZ, MICHELL	\$	100.00	B60405	PARK DAMAGE DEPOSIT REFUN REFUND 3/26/16
47601	4/6/2016	NUN01	NUNO, JASMIN	\$	100.00	B60405	DAMAGE DEPOSIT-PARK
47602	4/6/2016	PAC05	PACIFIC PLAN REVIEW	\$	566.38	H1007-16	CONTRACT SRVCS PLANNING/B
				\$	138.46	H1010-16	CONTRACT SRVCS PLANNING/B
				\$	407.18	H1011-16	CONTRACT SRVCS PLANNING/B
				\$	122.44	H1012-16	CONTRACT SRVCS PLANNING/B
				\$	1,147.50	MAR16ADM	CONTRACT SRVCS PLANNING/B
				\$	4,165.00	MAR2016IN	CONTRACT SRVCS PLANNING/B

Check Total: \$ 6,546.96

47603	4/6/2016	PAD08	PADILLA, CARMEN	\$	210.00	B60405	DAMAGE DEPOSIT REFUND
47604	4/6/2016	PGE01	PG & E	\$	79.04	B60405	UTILITIES
				\$	95.14	B60406	UTILITIES-SENIOR CENTER/2 011504262-2
				\$	34.92	B60407	UTILITIES-3RD ST CENTER/4 803170750-7
				\$	28.32	B60408	UTILITIES-CITY HALL/46781 67629-4

Check Total: \$ 237.42

47605	4/6/2016	QUI03	QUICK N SAVE	\$	28.75	1-0474	FUEL
				\$	60.02	1-0621	FUEL
				\$	40.87	1-9712	FUEL

Check Total: \$ 129.64

47606	4/6/2016	RAM16	RAMIREZ, MARITZA	\$	210.00	B60405	DAMAGE DEPOSIT-SR CENTER RENTAL 4/2/16
47607	4/6/2016	ROM01	ROMERO, ANA	\$	100.00	B60405	DAMAGE DEPOSIT-PARK
47608	4/6/2016	SHO02	SHORE CHEMICAL COMPANY	\$	1,273.26	45054	CHLORINE

SE

47609	4/6/2016	SHR02	SHRED-IT USA LLC	\$	135.81	409938365	SHREDDING
47610	4/6/2016	STA19	STATE WATER RESOURCES CON	\$	1,258,138.31	B60405	CLEAN WATER STATE REVOLVING FUND FINANCING AGREEM.

47611	4/6/2016	STA42	STANISLAUS COUNTY	\$	1,191.00	16-389008	2015-2016 4TH QTR DEBT SERVICE
			ANIMAL SERVICES	\$	6,174.00	R16389009	2015-2016 4TH QTR OPERATIONAL COST

Check Total: \$ 7,365.00

47612	4/6/2016	STA47	STANISLAUS COUNTY SHERIFF	\$	87,222.82	1516-175	LAW ENFORCEMENT SERVICES
47613	4/6/2016	SUT00	SUTTER GOULD MEDICAL FOUN	\$	40.00	649516452	DRUG SCREENING-VASQUEZ
47614	4/6/2016	TID01	TURLOCK IRRIGATION DIST.	\$	360.29	B60405	ELECTRIC
47615	4/6/2016	UNI12	UNIVERSITY POLICE DEPARTM	\$	50.00	16-329	LIVE SCAN FINGERPRINTING
47616	4/6/2016	WRI00	WRIGHT, BRANDI	\$	100.00	B60405	PARK DEPOSIT REFUND
47617	4/6/2016	YAN01	YANEZ, REBECCA	\$	100.00	B60405	PARK REFUND
47618	4/6/2016	VD004	VANCLEI DEFREITAS	\$	63.98	000B60401	MQ CUSTOMER REFUND FOR DEF0001
47619	4/6/2016	VF005	JIMMY FRAZIER	\$	113.42	000B60401	MQ CUSTOMER REFUND FOR FRA0013
47620	4/6/2016	VF006	JIMMY FRAZIER	\$	68.16	000B60401	MQ CUSTOMER REFUND FOR FRA0014
47621	4/6/2016	VG008	LISA & JOEL HECKMA GOMEZ	\$	122.55	000B60401	MQ CUSTOMER REFUND FOR GOM0005
47622	4/6/2016	VG011	JACQUI & DALE GUILIACCI	\$	30.28	000B60401	MQ CUSTOMER REFUND FOR GUI003
47623	4/6/2016	VH012	DANIELLE HANOG	\$	31.25	000B60401	MQ CUSTOMER REFUND FOR HAU0001
47624	4/6/2016	VP005	MELANIE PARKER	\$	75.43	000B60401	MQ CUSTOMER REFUND FOR PAR0020
47625	4/6/2016	VP011	CRAIG PROUTY	\$	150.33	000B60401	MQ CUSTOMER REFUND FOR PRO0002
47626	4/6/2016	VS013	SERRETA PROPERTIES LP	\$	107.16	000B60401	MQ CUSTOMER REFUND FOR SER0012
47627	4/6/2016	VT001	ROBERT THOMPSON	\$	1.34	000B60401	MQ CUSTOMER REFUND FOR THO0036

Cash Account Total: \$ 1,837,476.75

Total Disbursements: \$ 1,837,476.75



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

Meeting Date: April 11, 2016
Subject: Approval of the Treasurer's Reports – February 2016
Presented By: John Padilla, City Treasurer

Approved By: _____

Staff Recommendation:

Review and approve the City of Hughson Treasurer's Report for February 2016.

Summary:

The City Treasurer is required to review the City's investment practices and approve the monthly Treasurer's report. Enclosed is the City of Hughson's Treasurer's Report for February 2016. As of February 2016, the City of Hughson's total cash and investment balance is \$13,953,754.14 and is in compliance with the City's investment policy. The City has sufficient cash flow to meet the City's expected expenditures for the next six months.

Background and Overview:

The Treasurer report for February 2016 reflects the most current representation of the City's funds and investments and provides a necessary outlook for both past, present, and future investment and spending habits. While investments and funds differ from time to time, it is the goal of the City to maintain safety and stability with its funds, while additionally promoting prudence and growth.

Enclosed is the City of Hughson Treasurer's Report for February 2016 along with supplementary graphs depicting the percentage of the City's total funds, a breakdown of the February 2016 Developer Impact Fees, and an additional line plot graph further demonstrating the Developer Impact Fees. This graph depicts the Developer Impact Fees' actual balance for the past five years, and continues with a projection based on the average rate of change for each fund over the next few years. After review and evaluation of the report, City staff has researched funds with a significant deficit balance and submit the following detailed explanation:

Public Facilities Development Streets Fund:

The Public Facilities Development Streets Fund currently reflects a negative balance of (\$208,698.63), reflecting a positive difference of \$237,138.86 or a 53.19% increase from the previous year. The deficit is a result of the Euclid Bridge Project, which was constructed in Fiscal Year 2006/2007, for approximately \$1.3 million. The project was completed in anticipation of funding from Developer Impact Fees collected from new development. Unfortunately, the housing market declined significantly and the new development never materialized. As the economy strengthens and new building continues, the City can recognize additional developer impact fees and reduce the deficit more quickly.

Water Developer Impact Fee Fund:

The Water Developer Impact Fee Fund currently reflects a negative balance of (\$299,718.44), reflecting a positive difference of \$198,652.79 or a 39.86% increase from the previous year. After extensive review, City staff discovered that the remaining deficit is attributable to settlement arrangements that were made in Fiscal Year 2008/2009 and Fiscal Year 2009/2010 for the Water Tank on Fox Road near Charles Street. The Project Cost of the Water Tower Project was \$2,400,000. During that period, the City paid out \$650,000 in settlements. This account will be in a deficit position until additional development occurs and developer impact fees are collected to cover those unanticipated settlement costs.

Based on a review of Water Development and Street funds, City staff expects development in the Feathers Glen (42 units) and Euclid South (69 units) subdivisions, or about 110 units to be built to see a positive balance in the Water and Street Development funds. The Euclid North (50 units) subdivision is expected to follow shortly thereafter. These units reflect the areas that are most likely to see development within the City limits—with construction in Feathers Glen already in progress and under construction.

Transportation Capital and CDBG Street Project Fund:

The Transportation Capital Project Fund currently reflects a negative balance of (\$550,538.96), reflecting a negative difference of \$253,003.41 or an 85.03% decrease from the previous year. The CDBG Street Project Fund currently reflects a negative balance of (\$201,212.25) reflecting a positive difference of \$15,559.02 or a 7.18% increase from the previous year. As the City continues to produce transportation and street projects, these funds will likely continue to show a negative balance. Currently the City is pending reimbursement for the Tully Road and Hughson Avenue projects. City staff will continue to monitor and report the status of these reimbursements as the funds become available.

Fiscal Impact:

As of February 2016, the total cash and investments balance for the City of Hughson is \$13,953,754.14. This compares to February 2015's total cash and investments balance of \$12,421,294.57 demonstrating a \$1,532,459.57 or a 12.34% increase.

**City of Hughson
Treasurer's Report
February 2016**

	MONEY MARKET	GENERAL	REDEVELOPM ENT**	TOTAL
Bank Statement Totals	\$ 10,865,016.35	\$ 626,829.10	\$ -	\$ 11,491,845.45
Adjustment-Direct Deposit Payroll	\$ -		\$ -	\$ -
Outstanding Deposits +			\$ -	\$ -
Outstanding Checks/transfers -	\$ 16,544.06	\$ (149,244.51)	\$ -	\$ (132,700.45)
ADJUSTED TOTAL	\$ 10,881,560.41	\$ 477,584.59	\$ -	\$ 11,359,145.00
Investments: Various				\$ 1,048,816.33
Multi-Bank WWTP				\$ 1,466,883.57
Investments: L.A.I.F.		\$ 39,517.46	\$ 39,391.78	\$ 78,909.24

TOTAL CASH & INVESTMENTS **\$ 13,953,754.14**

Books - All Funds	February 2015	February 2016	Difference	% of Variance
2 Water/Sewer Deposit	55,464.87	59,271.92	3,807.05	6.86%
8 Vehicle Abatement	12,593.55	13,440.97	847.42	6.73%
11 Traffic Congestion Fund	121,227.15	128,869.48	7,642.33	6.30%
13 Redevelopment - Debt Service	154,935.45	209,891.12	54,955.67	35.47%
17 Federal Officer Grant	6,620.00	6,620.00	0.00	0.00%
18 Public Safety Realignment	28,476.76	35,722.01	7,245.25	25.44%
19 Asset Forfeiture	6,995.43	6,995.43	0.00	0.00%
25 Gas Tax 2106	-16,039.94	-18,108.40	-2,068.46	12.90%
30 Gas Tax 2107	20,514.12	17,927.24	-2,586.88	-12.61%
31 Gas Tax 2105	34,661.21	45,448.06	10,786.85	31.12%
35 Gas Tax 2107.5	3,672.14	1,672.14	-2,000.00	-54.46%
40 General Fund	1,329,730.92	1,603,572.90	273,841.98	20.59%
401 General Fund Contingency Reserve	673,525.65	674,990.44	1,464.79	0.22%
43 Trench Cut	75,611.40	76,443.60	832.20	1.10%
48 Senior Community Center	8,784.94	11,435.59	2,650.65	30.17%
49 IT Reserve	65,856.40	88,048.12	22,191.72	33.70%
50 U.S.F. Resource Com. Center	701.02	3,481.71	2,780.69	396.66%
51 Self-Insurance	73,703.49	73,303.49	-400.00	-0.54%
53 SLESF (Supplemental Law Enforcement Services Fund)	-25,939.07	33,719.12	59,658.19	-229.99%
54 Park Project	480,040.52	562,879.61	82,839.09	17.26%
60 Sewer O & M	3,294,629.31	2,783,636.22	-510,993.09	-15.51%
61 Sewer Fixed Asset Replacement	2,558,380.99	3,015,303.92	456,922.93	17.86%
66 WWTP Expansion 2008	98,129.44	424,640.56	326,511.12	332.74%
69 LTF Non Motoriz	0.00	5,208.00	5,208.00	0.00%
70 Local Transportation	157,309.94	134,831.62	-22,478.32	-14.29%
71 Transportation	-297,535.55	-550,538.96	-253,003.41	85.03%
100/200 LLD's and BAD's	128,569.05	205,628.05	77,059.00	59.94%
80 Water O & M	264,640.13	277,496.72	12,856.59	4.86%
82 Water Fixed Asset Replacement	612,882.90	823,811.07	210,928.17	34.42%
88 PW CDBG Street Project	-216,771.27	-201,212.25	15,559.02	-7.18%
80 Water Reserve-USDA GRANT	21,524.50	21,524.50	0.00	0.00%
90 Garbage/Refuse	102,781.01	101,209.82	-1,571.19	-1.53%
91 Misc. Grants	0.00	0.00	0.00	0.00%
92 98-EDBG-605 Small Bus. Loans	93,595.60	93,595.60	0.00	0.00%
94 96-EDBG-438 Grant	403.43	403.43	0.00	0.00%
95 94-STBG-799 Grant	159,361.06	161,437.76	2,076.70	1.30%
96 HOME Program Grant (FTHB)	35,041.19	35,041.19	0.00	0.00%
97 96-STBG-1013 Grant	194,579.02	197,171.02	2,592.00	1.33%
98 HOME Rehabilitation Fund	40,000.00	40,000.00	0.00	0.00%
Developer Impact Fees ***	2,062,637.81	2,748,941.32	686,303.51	33.27%
TOTAL ALL FUNDS:	12,421,294.57	13,953,754.14	1,532,459.57	12.34%

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

Break Down of Impact Fees ***

10 Storm Drain	271,735.24	267,963.84	-3,771.40	-1.39%
20 Community Enhancement	71,912.00	93,329.79	21,417.79	29.78%
41 Public Facilities Development	1,341,048.51	1,470,675.68	129,627.17	9.67%
42 Public Facilities Development-Streets	-445,837.49	-208,698.63	237,138.86	-53.19%
55 Parks DIF	388,376.69	429,208.46	40,831.77	10.51%
62 Sewer Developer Impact Fees	933,774.09	996,180.62	62,406.53	6.68%
81 Water Developer Impact Fees	-498,371.23	-299,718.44	198,652.79	-39.86%
Break Down of Impact Fees ***	2,062,637.81	2,748,941.32	686,303.51	33.27%

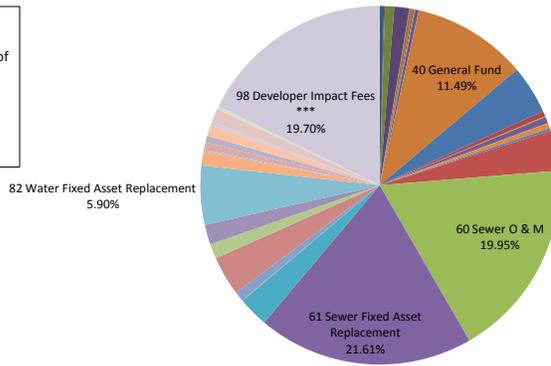
John Padilla, Treasurer

Date

Treasurer's Report - Charts and Graphs
February 2016

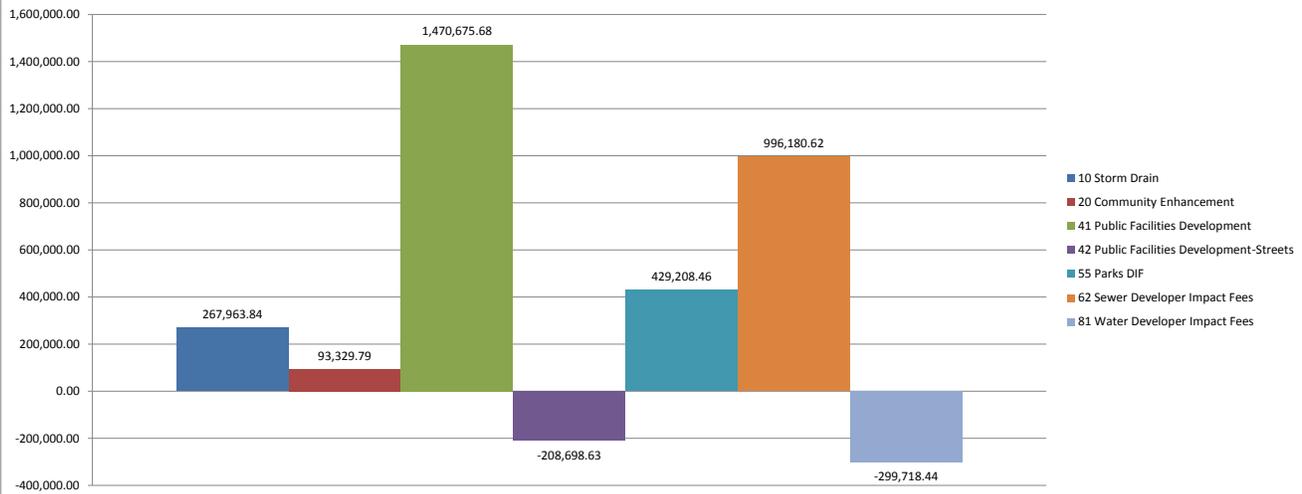
Percentage of all Funds for February 2016

Note:
Data displayed represents largest percentage of City funds. All other funds represent less than 5% of the City's total Cash and Investments.

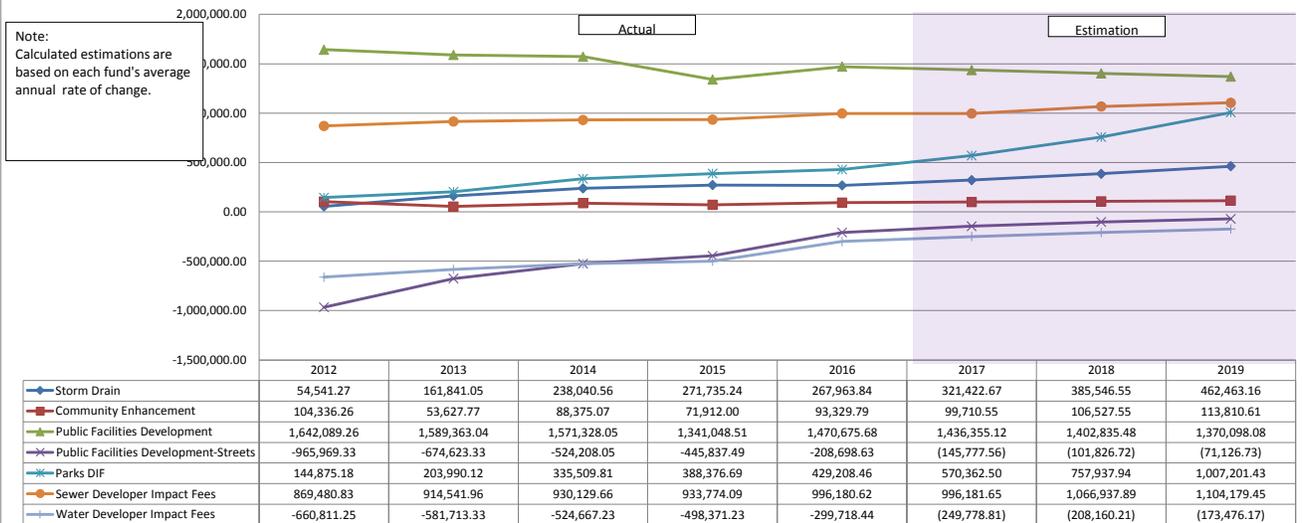


- 2 Water/Sewer Deposit
- 8 Vehicle Abatement
- 11 Traffic Congestion Fund
- 13 Redevelopment - Debt Service
- 17 Federal Officer Grant
- 18 Public Safety Realignment
- 19 Asset Forfeiture
- 25 Gas Tax 2106
- 30 Gas Tax 2107
- 31 Gas Tax 2105
- 35 Gas Tax 2107.5
- 40 General Fund
- 401 General Fund Contingency Reserve
- 43 Trench Cut
- 48 Senior Community Center
- 49 IT Reserve
- 50 U.S.F. Resource Com. Center
- 51 Self-Insurance
- 53 SLESEF (Supplemental Law Enforcement Services Fund)
- 54 Park Project
- 60 Sewer O & M
- 61 Sewer Fixed Asset Replacement
- 66 WWTP Expansion 2008
- 69 LTF Non Motoriz
- 70 Local Transportation
- 71 Transportation
- 100/200 LLD's and BAD's
- 80 Water O & M
- 82 Water Fixed Asset Replacement
- 88 PW CDBG Street Project
- 80 Water Reserve-USDA GRANT
- 90 Garbage/Refuse
- 91 Misc. Grants
- 92 98-EDBG-605 Small Bus. Loans
- 94 96-EDBG-438 Grant
- 95 94-STBG-799 Grant
- 96 HOME Program Grant (FTHB)
- 97 96-STBG-1013 Grant
- 98 HOME Rehabilitation Fund
- 98 Developer Impact Fees ***

February 2016 Breakdown of Developer Impact Fees



5 Year Trend & Estimate for Developer Impact Fees for the Month of February





CITY OF HUGHSON AGENDA ITEM NO. 3.4

SECTION 3: CONSENT CALENDAR

Meeting Date: April 11, 2016
Subject: Approval to Adopt Resolution No. 2016-10, Waiving Fees for the City-Wide Yard Sale scheduled for April 30 – May 1, 2016
Presented By: Raul L. Mendez, City Manager

Approved By: _____

Staff Recommendation:

Adopt Resolution No. 2016-10, Waiving Fees for the City-Wide Yard Sale scheduled for.

Background and Overview:

Over the last few years the City Council has approved waiving yard sale fees for the City-Wide Yard Sale Event on the Saturday before our annual Clean-Up Day. It is well received by the residents and many of them look forward to this event every year. The City-Wide Yard Sale Event will occur April 30 – May 1, 2016 and the annual Clean-Up Day is always the first weekend in May, which lands on April 30 through May 1 this year.

The City-Wide Yard Sale serves as a great way for the community and neighborhoods to come together and participate together in a fun event, plus an opportunity for City staff to remind the residents that everything they do not sell they can dispose of at the clean-up day event schedule on the following weekend on May 7.

Another aspect that the City appreciates is that the City-Wide Yard Sale Event brings more people into town, not only visit the yard sales, but to also patronize local businesses in Hughson. It will be interesting to note how this Event will coincide with the Hughson Fruit and Nut Festival scheduled for the same weekend.

Fiscal Impact:

The City of Hughson Yard Sale Application/Permit Fee is a nominal \$5 (for no more than two consecutive days) for the first occurrence and \$30 for each subsequent occurrence within a 12 month period.

CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2016-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON WAIVING
THE ESTABLISHED YARD SALE FEES FOR THE CITY-WIDE YARD SALE EVENT
SCHEDULED FOR APRIL 30 – May1, 2016**

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

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

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

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

WHEREAS, the waiving of the fee will serve the public purpose of creating a city wide activity that enhances civic pride as well as provide an increase ability of the citizens of the City to sell items of value that might otherwise be discarded into landfills, and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby waive the established Yard Sale Fees for the City-Wide Yard Sale Event scheduled for Saturday April 30 and Sunday May 1, 2016.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting held on this 11th day of April 2016, by the following roll call votes:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

CHRISTINE TALLMAN, Interim City Clerk



CITY OF HUGHSON AGENDA ITEM NO. 3.5 SECTION 3: CONSENT CALENDAR

Meeting Date: April 11, 2016
Subject: Approval of Resolution No. 2016-11, authorizing the City of Hughson to apply for Cal Recycle Grants
Presented By: Lisa Whiteside, Finance Manager
Approved By: _____

Staff Recommendation:

Approve Resolution No. 2016-11, authorizing the City of Hughson to apply to the Department of Resources Recycling and Recovery (CalRecycle) for the state beverage container grant funding for the next five (5) years.

Background and Overview:

Each year, the City applies for and receives a grant from California Department of Resources Recycling and Recovery (CalRecycle) for beverage container recycling grant. The annual amount typically received is \$5,000 and the City uses the grant to purchase of recycle equipment for the City parks.

Beginning with this Fiscal Year 2015-2016 funding cycle, all jurisdictions are required to provide a Resolution to continue to apply for funding. The attached Resolution meets the requirements to allow the City to continue to apply for this grant funding.

Fiscal Impact:

The City will be eligible to continue to receive up to 5,000 annually of State Beverage Container grant funding.

CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2016-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
AUTHORIZING SUBMITTAL OF APPLICATION FOR PAYMENT PROGRAMS AND
RELATED AUTHORIZATIONS**

WHEREAS, pursuant to Public Resources Code sections 48000 et seq., 14581, and 42023.1(g), the Department of Resources Recycling and Recovery (CalRecycle) has established various payment programs to make payments to qualifying jurisdictions; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the administration of the payment programs; and

WHEREAS, CalRecycle's procedures for administering payment programs require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of the payment program.

NOW, THEREFORE, BE IT RESOLVED that the City of Hughson is authorized to submit an application to CalRecycle for any and all payment programs offered; and

BE IT FURTHER RESOLVED that the City Manager, or his/her designee, is hereby authorized as Signature Authority to execute all documents necessary to implement and secure payment; and

BE IT FURTHER RESOLVED that this authorization is effective until rescinded by the Signature Authority or this governing body.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 11th day of April 2016 by the following roll call vote:

AYES: .

NOES: .

ABSTENTIONS: .

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

CHRISTINE TALLMAN, Interim City Clerk



CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date: April 11, 2016
Subject: Consideration to Approve the Correction of a Clerical Error in the City of Hughson 2005 General Plan and Subsequently to the 2008 Zoning Code and Map
Enclosures: Resolution 2016-12
Pre-2005 General Plan Map
Pre-2005 Zoning Map
Presented By: Jaylen French, Community Development Director
Approved By: _____

Staff Recommendation:

Approve the correction of a clerical error in the adopted City of Hughson 2005 General Plan and subsequently to the 2008 Zoning Code and Map.

Background and Overview:

In May 2015, Mr. Kevin Martin approached the City regarding his property located at 6801 Fox Road. It was then, to his surprise, that he discovered his property had been designated Public Facility (PF) in the 2005 General Plan and subsequently zoned Public Facility (P-F) in the 2008 update to the Zoning Code and zoning map.

Mr. Martin objected to this general plan designation and zoning classification and informed City staff that it must be an error, as he was never notified of the change. City staff informed Mr. Martin that it must be assumed that he, as well as all property owners, were properly notified of the General Plan Update and the Zoning Update as there was no evidence to suggest otherwise. At that time, based on the evidence available, City staff informed Mr. Martin that if modification to the designation and zone was sought, the City could consider the modification through the application and formal approval process.

Subsequently, City staff offered to include Mr. Martin's general plan designation change and rezone in the City's next planning effort, which would occur in the next six (6) to 18 months and would take between six (6) to 12 months to process. Mr. Martin appreciated the offer, but was not satisfied with the timeline and the fact that his property, due to the designation, must have been in error as it resulted in a

Public Use designation which has no use or value to the landowner. During that time, City staff continued to update Mr. Martin on the status of the City's planning effort.

In February 2016, City staff requested that legal counsel research the matter further for other potential solutions. After their review, legal counsel informed staff that the law supports the modification of a general plan policy or designation through City Council approval if a clerical error had occurred. It was made clear at the time, that this precedent primarily involved errors that were corrected in the first month or year after adoption, not 10 years later. However, it is clear that an unintended clerical error can be adjusted through City Council approval.

This item is to seek City Council approval to correct a clerical error in the adopted 2005 Hughson General Plan which modified Assessor's Parcel Number (APN) 018-029-010, located at street address: 6801 Fox Road, from Medium Density Residential (MDR) to Public Facility (PF). Subsequently, the property was zoned to match the mistaken general plan designation in the 2008 Zoning Code and Map update. This item seeks to correct the resulting error in the Zoning Code and Map as well.

Discussion:

City staff has thoroughly reviewed all files available at City Hall and elsewhere regarding the matter, spoken extensively with the property owner, spoke with Hughson Unified School District and performed research on this and related topics. The following is a summary of City staff's findings, which indicates that the change in designation and zone was in fact a clerical error.

Prior to the 2005 update of the Hughson General Plan, the subject property was designated "Medium Density Residential" and zoned "R-1.1, MDR 6,000 square foot". In most general plans, the R-1 zoning district is associated with a Low Density Residential (LDR) designation. To further that point, prior to 2005, the LDR land use in the General Plan was only located on the eastern portion of the City along Euclid Road. At that time, the associated zoning district to LDR was R-A, which is most commonly referred to as Residential-Agricultural and is primarily used as buffer between urban uses and agricultural uses. This means that prior designation and zoning classification were misaligned.

In November 2004, as the City's General Plan update was underway, Mr. Martin filed a land use application for a General Plan Amendment, Zone Change, Initial Study and Use Permit and paid the applicable fees. The application was processed, and in January and February 2005 the Hughson Planning Commission and City Council held various public hearings and meetings to decide on the matter. In the end, while the Planning Commission approved the application, the Council ultimately denied the project (by a 3 to 2 vote) in late-February 2005. Based on a review of the minutes from the February 14, 2005 and February 28, 2005 Council meetings, it appears that the project was denied based on resident's concerns over the visual effect that the proposed zoning, multi-family housing,

would have on the area. The minutes from those meetings did not reflect any indication that the preferred use was Public Facilities.

Nevertheless, City staff thoroughly reviewed the possibility that the City and/or the Hughson Unified School District (HUSD) intended this property, along with LeBright Park and Billy Joe Dickens School, to be designated Public Facilities for a future school site or some other use. Staff learned that the combined property is not large enough, per State standards, for the construction of a school site. Further, in August 2015, HUSD Superintendent Brian Beck confirmed that at that time and into the foreseeable future, HUSD did not have a need for the LeBright Park land or adjacent area for a future school site. It was also confirmed that should the City rezone the property this would not be inconsistent with the District's long range plans.

In June 2005, the draft Hughson 2005 General Plan and associated Environmental Impact Report (EIR) were finalized and released for public review. Based on City staff's experience, a General Plan and EIR cannot be completed in four (4) months. Consequently, it is staff's opinion that the EIR must have commenced prior to February 2005 at which time an application was being processed to change the existing designation. Therefore, the General Plan likely did not include, and the associated EIR did not analyze, the subject parcel as Public Facilities, but instead as Low Density Residential as it was designated prior to 2005.

In consideration of the facts presented in this staff report, City staff recommends that the City Council approve the correction of the inadvertent clerical error which was made during the drafting of the Hughson 2005 General Plan. The correction will administratively re-designate the subject parcel from Public Facility (PF) to Low Density Residential (LDR).

It is clear to staff that the 2005 General Plan remedied the conflict between the previous general plan designations and the corresponding zoning districts, especially in regards to the residential uses. The subject parcel was previously designated Medium Density Residential (MDR), but zoned Low Density Residential (R-1). The 2005 General Plan update has appropriately coupled the low density residential (LDR) designation with the low density residential (R-1) zoning. So while, typically the correction of a general plan clerical error would revert the property back to its original designation, in this case, the 'original designation', through the 2005 General Plan update, was accurately adjusted from MDR to LDR. Therefore, City staff recommends that the correction modify the General Plan Designation to Low Density Residential, the proper original designation and the zoning to Low Density Residential (R-1), the original zoning district.

Fiscal Impact:

There is no direct fiscal impact to approve the correction of a clerical error to the General Plan.

CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2016-12

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
THE CORRECTION OF A CLERICAL ERROR IN THE CITY OF HUGHSON 2005
GENERAL PLAN AND SUBSEQUENTLY TO THE 2008 ZONING CODE AND MAP**

WHEREAS, it recently came to City staff's attention that the general plan designation and zoning classification of Assessor's Parcel Number (APN) 018-030-010, located at 6801 Fox Road, was inconsistent with what the Property Owner's believed it to be; and

WHEREAS, City staff explored various options to remedy the inconsistency, first through the application and formal approval process as outlined in California Government Code Section 65358 and as described in the State of California General Plan Guidelines, then through the City's own planning efforts and funded by the City and finally through the correction of a clerical error in the adopted Hughson 2005 General Plan; and

WHEREAS, the City's legal counsel informed staff that the law supports the modification of a general plan policy or designation through City Council approval if a clerical error had occurred; and

WHEREAS, City staff thoroughly reviewed all files available at City Hall and elsewhere, spoke with the property owner and with the Hughson Unified School District, and performed independent research and developed findings that indicates that the change in designation and subsequent zone was in fact an inadvertent clerical error; and

WHEREAS, the City discovered that while a land use application was being processed by the City, which was ultimately denied by the City Council, to change the designation of the property from Medium Density Residential to High Density Residential, the General Plan Update and associated Environmental Impact Report were being prepared analyzing the property as Low Density Residential; and

WHEREAS, the Hughson Unified School District has confirmed that they do not intend and cannot use the property for school facilities and there is no information in the files to indicate that this use was ever considered; and

WHEREAS, City staff, in consideration of the facts gathered during our review, recommend that the City Council approve the correction of the inadvertent clerical error which was made during the drafting of the 2005 Hughson General Plan and subsequent zoning code and map update.

NOW, THEREFORE, BE IT RESOLVED that the Hughson City Council does hereby affirm that the 2005 Hughson General Plan and zoning Map is corrected to show that the general plan designation of the subject parcel is modified from Public Facility (PF) to Low Density Residential (LDR) and the zoning classification is modified from Public Facility (P-F) to Low Density Residential (R-1).

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 11th day of April 2016 by the following roll call vote:

AYES: .

NOES: .

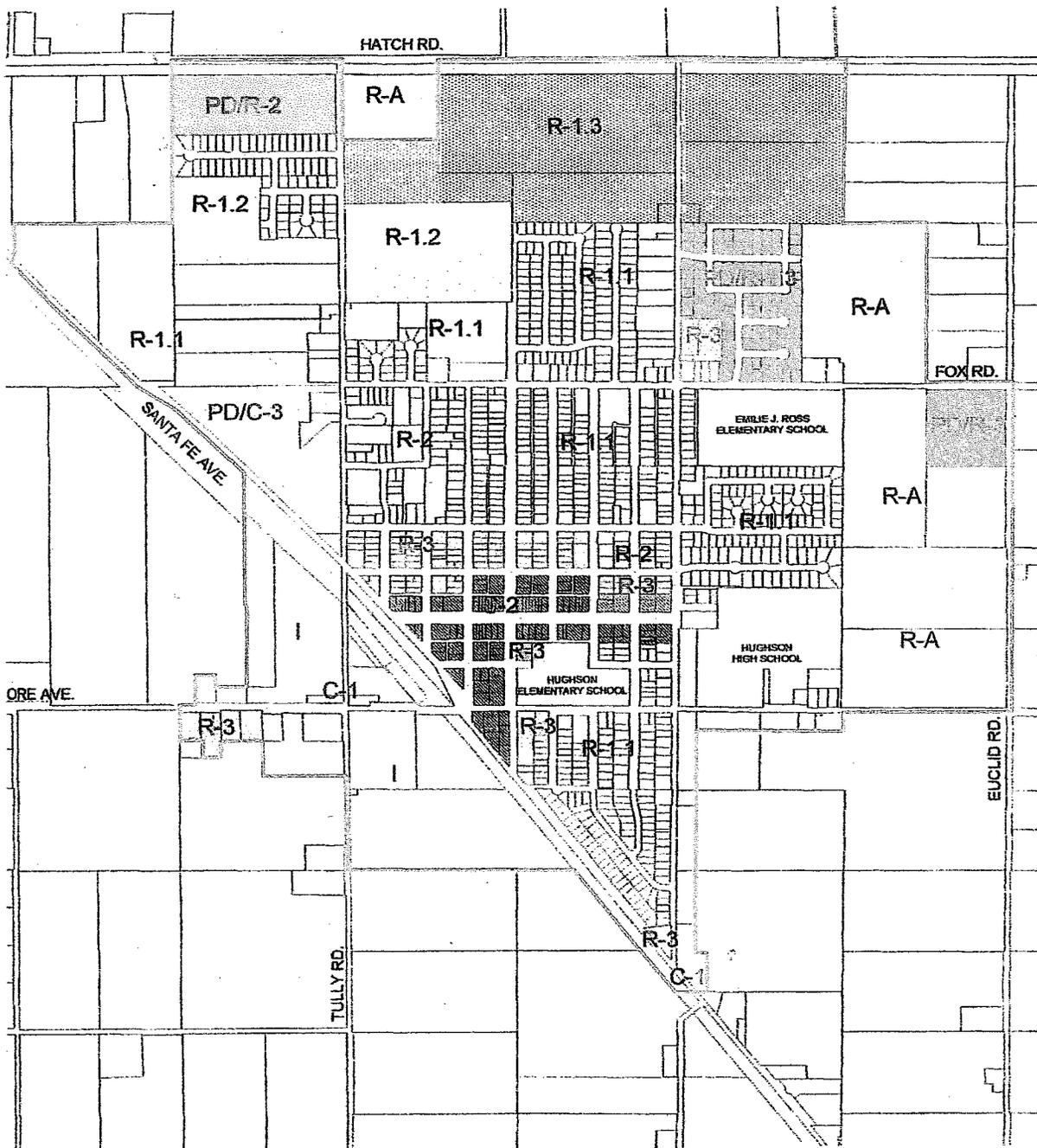
ABSTENTIONS: .

ABSENT:

MATT BEEKMAN, Chair

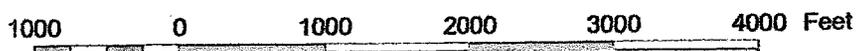
ATTEST:

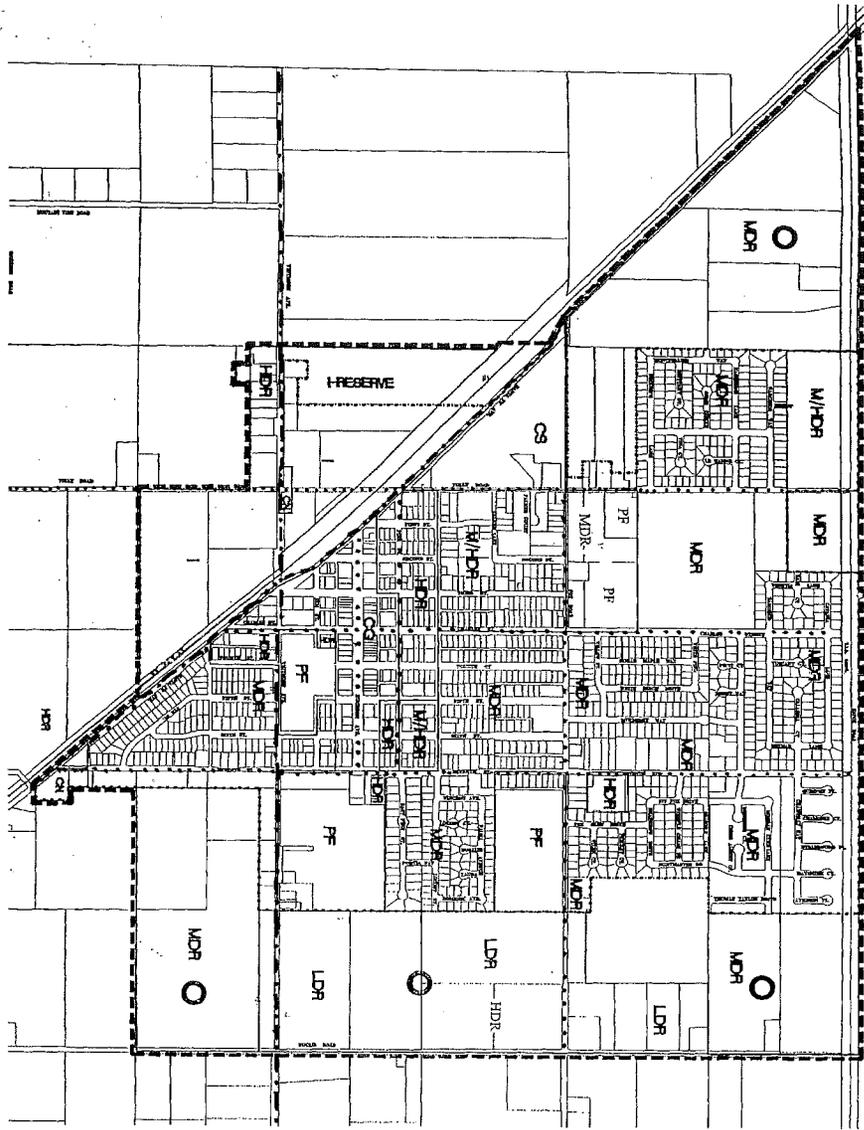
CHRISTINE TALLMAN, Interim City Clerk



ZONING MAP

	(C-1) Neighborhood Comm.		(R-2) Med.-High D.Res.
	(C-2) General Comm.		(R-3) High Density Res.
	(I) Industrial		(PD/C-3) Service Comm. Planned Dev.
	(R-A) Low Density Res.		(PD/R-1.3) MDR Planned Dev.
	(R-1.1) MDR 6,000sq.ft.		(PD/R-2) M/H DR Planned Dev.
	(R-1.2) MDR 6,500-7,000sq.ft.		(PD/R-3) HDR Planned Dev.
	(R-1.3) MDR 7,000-8,000sq.ft.		





CURRENT
W
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N
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LEW-DUNCAL-DAVIS
CITY ENGINEER
1000 N. 10TH ST.
JUNCTION, OR 97130
503-253-3000

- LEGEND**
- City Limit Line
 - Sphere of Influence
 - LDR Low Density Residential
 - MDR Medium Density Residential
 - M/HDR Medium/High Density Residential
 - HDR High Density Residential
 - NDR Neighborhood Commercial
 - CC General Commercial (General Business District)
 - SC Service Commercial
 - I Industrial
 - PF Public Facility
 - CS Community Center
 - RESERVE
 - Approximate Location of Proposed Wild Park

DATE	REVISION
11-18-84	RESOLUTION 58-84
11-12-83	RESOLUTION 81-83

APPROVED: CITY OF JUNCTION
LAWSON C. ANDERSON
DATE: _____

APPROVED: CITY OF JUNCTION
CANDACE B. SMITH - CHAIRMAN
APPROVED: CITY COUNCIL
DATE: _____

JIM R. SEXTON - MAYOR



CITY OF HUGHSON
PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA

MINUTES
TUESDAY, MARCH 15, 2016 – 6:00 P.M.

CALL TO ORDER: Chair Alan McFadon

ROLL CALL:

Present: Chair Alan McFadon
Vice Chair Mark Fontana
Commissioner Julie Ann Strain
Commissioner Karen Minyard
Commissioner Ken Sartain

Staff Present: Jaylen French, Community Development Director
Monica Streeter, Deputy City Attorney

FLAG SALUTE: Chair Alan McFadon

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

No Public Comments.

2. PRESENTATIONS:

- 2.1:** "Planning Commission 101" – A Refresher (and Educational) Presentation on the Planning Commission by Monica Streeter of Nuemiller and Beardslee
- 2.2:** Expenditure Plan for the Stanislaus Region Transportation Sales Tax Measure, November 2016

3. NEW BUSINESS:

- 3.1:** Approve the Minutes of the Rescheduled Regular Meeting of January 5, 2016.

STRAIN/FONTANA 5-0 motion passes to approve the Minutes as presented.

- 3.2:** Discuss the City's Current Zoning Designations

Director French introduced the topic and sought comments from the Planning Commission on the City's current zoning. This item was brought before the Commission in March based on a Commissioner's comment at the January Commission meeting. The Commission desired the ability to evaluate the Zoning designations prior to the next planning effort, i.e. General Plan Update or Rezone. The Commission would like the opportunity to consider modifications to the current zoning should they be beneficial to the City. Director French noted that the City is intended to undertake planning efforts in the near future and this discussion will be brought before the Commission leading up to and during that effort. All City planning efforts will be open to the Public and the City greatly encourages comments.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.**5. INFORMATION ITEMS:**

- 5.1:** Update on Proposed City Initiated Annexation

Director French discussed the City's proposed annexation in the southern portion of the City and the reviewed research into the feasibility of the project.

- 5.2:** Update on PG&E Project (Whitmore Avenue & Tully Road)

PG&E will install signs notifying travelers that a project is underway; signs should be installed in next couple of weeks. PG&E expects to have gas lines relocated along Whitmore Avenue between Tully Road and Santa Fe Avenue in late-Summer or early-Fall 2016. Subsequently, the remainder of the Tully Road reconstruction project will be completed.

- 5.3:** Update on Status of Hatch Road & Santa Fe Avenue Signalization Project

Construction is expected to begin in late-April 2106 and conclude in early-2017. BNSF is anticipating receiving the necessary materials to relocate the crossing arms to allow for the widening of the roadway. TID and AT&T will also need to relocate utilities in the intersection.

- 5.4:** Update on Hughson Municipal Water Project

The City is finalizing the necessary environmental for the Well No. 7 Replacement project. Once complete, the City will coordinate with the State on the financing agreement and then can begin construction on Well No. 5 and Well No. 9 and the proposed arsenic treatment plant.

6. CORRESPONDENCE: NONE.

ADJOURNMENT:

Chair Strain adjourned the meeting at 7:35 P.M.

ALAN MCFADON, Chair

CHRISTINE TALLMAN, Interim City Clerk