



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

**MINUTES
MONDAY, JULY 13, 2015 – 7:00 P.M.**

CALL TO ORDER: Mayor Matt Beekman

ROLL CALL:

Present: Mayor Matt Beekman
Councilmember Jill Silva
Councilmember George Carr

Absent: Mayor Pro Tem Jeramy Young
Councilmember Harold Hill

Staff present: Raul L. Mendez, City Manager
Daniel J. Schroeder, City Attorney
Jaylen French, Community Development Director
Shannon Esenwein, Finance Director
Lisa Whiteside, Finance Manager
Jaime Velazquez, Utilities Superintendent
Marilyn Castaneda, Management Intern
Michelle Roberts, Accounting Technician

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Ken Sartain, Hughson Ministerial Association

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

Jean Henley-Hatfield, announced to City Council and public the Hughson Historical Society will be recognizing the Beck and Zambruno Family for 15 years of dedication and outstanding service during their 15th Annual Appreciation Dinner. Ms. Henley-Hatfield also thanked Sam Rush for fixing the broken street

lights in a timely manner and Mayor Beekman for his service to the Local Agency Formation Commission.

Diane Lemire thanked City staff for being so helpful to residents in the transition to Gilton Solid Waste Management. Also, Ms. Lemire asked for City staff and City Council to make communication with residents more readable.

2. PRESENTATIONS:

2.1: Introduction of New Employee Michelle Roberts, Accounting Technician

Finance Director, Shannon Esenwein introduced Michelle Roberts as Hughson's new Accounting Technician to City Council and the public.

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 June 22, 2015.

3.2: Approve the Warrants Register.

3.3: Approve the lease agreement with Holtzclaw Compliance to occupy office space at the Hughson Business Incubation Center (City Hall Annex Building) at 7012 Pine Street and authorize the City Manager to execute the lease agreement.

Mayor Matt Beekman pulled Consent Calendar item 3.3 and indicated it would be brought back for consideration during a future City Council meeting.

SILVA/CARR 3-0 (HILL/YOUNG – ABSENT) motion passes to approve the Consent Calendar items 3.1 and 3.2.

4. UNFINISHED BUSINESS: NONE.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

5.1: Introduce and waive the first reading of Ordinance No. 2015-07, an Ordinance of the City Council of the City of Hughson, adding a new

Chapter to the Hughson Municipal Code (HMC), Chapter 17.03.062 – Reasonable Accommodation.

Director French presented the staff report on this item. Councilmember Carr had questions regarding what defines the limits of reasonable accommodations.

Mayor Beekman opened the Public Hearing at 7:18 P.M. There were no public comments. The Public Hearing was closed at 7:19 P.M.

CARR/SILVA 3-0 (HILL/YOUNG – ABSENT) motion passes to introduce and waive the first reading of Ordinance No. 2015-07, an Ordinance of the City Council of the City of Hughson, adding a new Chapter to the Hughson Municipal Code (HMC), Chapter 17.03.062 – Reasonable Accommodation.

- 5.2:** Introduce and waive the first reading of Ordinance No. 2015-08, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapter 17 – Zoning, regarding Transitional and Supportive Housing.

Director French presented the staff report on this item.

Mayor Beekman opened the Public Hearing at 7:22 P.M. Diane Lemire addressed the City Council asking which kind of housing will it be (Section 8, rehabilitation etc.) Mayor Beekman as well as Councilmember Silva addressed provided clarification and cited examples. The Public Hearing was closed at 7:24 P.M.

SILVA/CARR 3-0 (HILL/YOUNG – ABSENT) motion passes to introduce and waive the first reading of Ordinance No. 2015-08, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapter 17 – Zoning, regarding Transitional and Supportive Housing.

- 5.3:** Introduce and waive the first reading of Ordinance No. 2015-09, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapters 8.08.010 – Definitions, 8.08.035 – Animals as a nuisance, 8.26.020 – Definitions, 8.26.050 – Property maintenance standards and unlawful conditions, 10.32.290 – Commercial vehicle parking, 17.02.008 – Residential zones, 17.02.012 – Commercial zones, and 17.02.020 – Public use zones.

Stefanie Voortman, Code Enforcement Officer, presented the staff report on this item. Councilmember Silva raised questions regarding 4-H animals (i.e., chickens, rabbits) being restricted in this Ordinance. City Manager Mendez and Mayor Beekman indicated that the current amendment could be considered as presented but with direction to City staff for additional work on the definition of

animals deemed a nuisance to be brought back for City Council consideration once researched.

Mayor Beekman opened Public Hearing at 7:41 P.M. Mark Fontana addressed City Council and thanked Councilmember Silva for addressing the issue on 4-H animals, as well as recommending bringing back this item to figure out how to revise this Ordinance to let chickens be an exception when being used for as a food resource. Diane Lemire suggested adding the number of chickens that a residence is allowed to have per household. Mayor Beekman recommended that each residence register their animals with the City or County for safety reasons. The Public Hearing was closed at 7:48 P.M.

BEEKMAN/SILVA 3-0 (HILL/YOUNG – ABSENT) motion passes to introduce and waive the first reading of Ordinance No. 2015-09, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapters 8.08.010 – Definitions, 8.08.035 – Animals as a nuisance, 8.26.020 – Definitions, 8.26.050 – Property maintenance standards and unlawful conditions, 10.32.290 – Commercial vehicle parking, 17.02.008 – Residential zones, 17.02.012 – Commercial zones, and 17.02.020 – Public use zones.

- 5.4:** Approval of Resolution No. 2015-21b, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2015/2016 for All Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson
1. Conduct a Public Hearing to consider approval of the Fiscal Year 2015-2016 assessments for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts.
 2. Adopt Resolution No. 2015-21b, confirming diagrams, assessments and reports and levying assessments for Fiscal Year 2015/2016 for all Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson.
 3. Direct the City of Turlock City Engineer to File, or Cause to be Filed, a Certified Copy of this Resolution and the Report for Each Assessment District with the Tax Collector for the County of Stanislaus.

Director French presented the staff report on this item as well as a PowerPoint presentation. He indicated that Garner Reynold from the City of Turlock was also in the audience to answer questions if needed. Mayor Beekman and Councilmember Silva thanked Director French for the detailed material given.

Mayor Beekman opened the Public Hearing at 8:15 P.M. Mark Fontana addressed the City Council with the concern of why the tax bill looked so large and thanked Director French for putting so much time and how he broke down each area in his presentation. The Public Hearing was closed at 8:17 P.M.

SILVA/CARR 3-0 (HILL/YOUNG – ABSENT) motion passes to Approve Resolution No. 2015-21, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2015/2016 for All Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson.

- 5.5:** Conduct a public hearing to consider adoption of Proposition 218 noticed water rates for the City of Hughson and In the absence of a majority protest, move forward with the water rate increase in order to access Safe Drinking Water State Revolving Funds (SDWSRF) for the Well No. 7 Replacement Project through adoption of Resolution No. 2015-22.

City Manager Mendez presented the staff report on this item accompanied with Doug Dove, the City’s Utility Rates Consultant with Bartle Wells.

Mayor Beekman opened Public Hearing at 8:30 P.M. Diane Lemire addressed the City Council and ask for clarification on the price increase. Mr. Dove provided some additional clarification as to how the City’s rates were composed (fixed/variable elements). The Public Hearing was closed at 8:41 P.M.

BEEKMAN/CARR 3-0 (YOUNG/HILL – ABSENT) motion passes to adopt Resolution No. 2015-22, Proposition 218 water rates for the City of Hughson and move forward with the water rate increase in order to access Safe Drinking Water State Revolving Funds (SDWSRF) for the Well No. 7 Replacement.

6. NEW BUSINESS: NONE.

7. CORRESPONDENCE:

- 7.1:** Update of the Hatch Road and Santa Fe Avenue Signal Project.

8. COMMENTS:

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

City Manager:

City Manager Mendez was pleased with the turn out at the City Council meeting and the public’s recommendations to improve communication on City business. City Manager Mendez reminded the

City Council and the public of the upcoming National Night Out on August 4th from 6 p.m - 9 p.m. Also, he thanked Council for their participation in the 2014 National Night Out especially with the block parties and invited any member interested to the 2015 festivities.

City Clerk:

Community Development Director: Director French informed the City Council and the public that the Tully Road construction project will be complete in 8-10 weeks and Tully at Santa Fe will be closed but businesses can still go through. The small project on Hughson Avenue by the High School will hopefully be done before school starts. Also, reminded the City Council that Stanislaus County will award the widening or channelization project to George Reed, Inc. on Tuesday, July 14, 2015. City Manager Mendez indicated that he would attend the meeting to express the City's support for the project and moving forward.

Director of Finance:

Police Services: Sergeant Hector Longoria, Hughson Police Services, provided City Council with the monthly Statistic Report. Also, he informed the City Council that Hughson Police Services will be preparing for National Night Out and also discuss some incidents in the City since the last meeting.

City Attorney:

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

Councilmember Carr informed the City Council on his attendance at the Stanislaus County Fair and that Hughson has 40 students in 4-H and FFA with animals competing. He also shared his excitement for this year’s National Night Out event.

Councilmember Silva thanked and appreciated the work that the Hughson Police Services is doing in the community.

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

Mayor Beekman thanked staff for developing all the resources to provide City Council and public with such helpful information this evening.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: NONE.

10. REPORT FROM CLOSED SESSION: NONE.

ADJOURNMENT:

BEEKMAN/SILVA adjourned this meeting at 9:04 P.M.

MATT BEEKMAN, MAYOR

DOMINIQUE SPINALE ROMO, City Clerk