



## HUGHSON ECONOMIC DEVELOPMENT COMMITTEE

### A G E N D A REGULAR MEETING 5:30 P.M.

Council Chambers  
7018 Pine Street, Hughson CA  
City Hall

July 23, 2012

#### CALL TO ORDER:

#### ROLL CALL:

Mayor Pro Tem Matt Beekman  
Councilmember George Carr  
Councilmember Jeramy Young  
Business Member Marie Assali  
Business Member Jim Duarte

Staff to be Present: Bryan Whitemyer, City Manager

#### 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.

#### WAIVER WARNING

**Waiver Warning:** If you challenge a decision/direction of the City Council/Redevelopment Agency/Economic Development Committee 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).

#### RULES FOR ADDRESSING Economic Development Committee

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.**

PUBLIC COMMENT

Members of the Audience may address the Committee 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 Committee 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.

**BUSINESS – CONSIDER THE FOLLOWING:**

- 1) Review and Approve the Minutes from the May 29, 2012 meeting
- 2) Chamber of Commerce Status Update
- 3) Discuss Main Street Event Update
- 4) Review Stanislaus Alliance Profile of Hughson
- 5) Discuss Goals and Focus of the Economic Development Committee
- 6) Other

**EDC REPORTS AND COMMENTS:**

**ADJOURNMENT:**

*\*Materials related to an item on this Agenda submitted to the Committee after distribution of the Agenda packet are available for public inspection in the City Hall office at 7018 Pine Street during normal Business hours and at Committee meetings.*

*\*These documents are also available on the City of Hughson website at [www.hughson.org](http://www.hughson.org) subject to staff's availability to post the document before the meeting.*

**CERTIFICATION**

I, Dominique Spinale, Deputy City Clerk, or his/her designee, do hereby declare under penalty of perjury that the foregoing Agenda was posted on the outdoor bulletin board at the Hughson City Hall, 7018 Pine Street, Hughson, CA., and made available for Public Review, prior to or on this 25th day of May 2012 before 5:00 p.m.

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Dominique Spinale, Deputy City Clerk



## HUGHSON ECONOMIC DEVELOPMENT COMMITTEE

### MINUTES REGULAR MEETING 5:30 P.M.

Council Chambers  
7018 Pine Street, Hughson CA  
City Hall

May 29, 2012

CALL TO ORDER: 5:37pm

MEMBERS PRESENT: Mayor Pro Tem Matt Beekman  
Councilmember George Carr  
Councilmember Jeramy Young  
Business Member Marie Assali

ABSENT EXCUSED: Business Member Jim Duarte

Staff to be Present: Bryan Whitemyer, City Manager

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**BUSINESS – CONSIDER THE FOLLOWING:**

- 1) Review and Approve the Minutes from the April 23, 2012 meeting

Member Assali provided the motion and was seconded by Member Beekman. The minutes were approved 4-0.

- 2) Review and Discuss Hughson Business Incubator Documents

Staff presented the Lease Agreement template as well as the lease agreement between the City and the Hughson Chamber of Commerce. Also included was the rules and regulations of the building.

- 3) Chamber of Commerce Status Update

Member Assali and Member Young provided an update on the Chamber of Commerce. They indicated that the Board of Directors was being formed and they shared the list of Board Members at that time. The Chamber's first meeting was to take place in June.

- 4) Discuss Main Street Event Update

Staff provided an update on the attempt to hold a Main Street Event in May. The owners of Bella Me Boutique were very interested in taking the lead on an event on Main Street (Hughson Avenue) but the timing was not right as they had other commitments.

The Committee discussed future dates for an event and felt that an event in December that coincided with the Christmas Tree Lighting Ceremony would probably be the best date moving forward.

5) Stanislaus Alliance Paid Work Experience Program

Staff reviewed the Paid Work Experience Program and shared the positive experiences it has had utilizing this program.

6) Other

It was suggested that City staff contact Samaritan Village to see if there was a way to coordinate bringing seniors from Samaritan Village to the downtown on occasion.

**EDC REPORTS AND COMMENTS:**

**ADJOURNMENT:** 6:42pm

# HUGHSON



City of Hughson, California  
Year Incorporated

[www.hughson.org](http://www.hughson.org)  
1972

The City of Hughson is a small but prospering agricultural community situated in the heart of California's Central Valley. Hughson was incorporated in 1972, making it the youngest City in Stanislaus County. Located a few miles southeast of Modesto and nestled amidst orchards, Hughson preserves a small town atmosphere even as it grows. Although Hughson is a growing community, they still maintain the small hometown feel that long time residents have always associated with the City. The local economy features extensive agricultural production and related industry. To find out more about Hughson visit the City at [www.hughson.org](http://www.hughson.org).

## Population

January 1, 2012 estimate	6,799
Percentage Increase since 2000 Census	70.8%
2010 Census	6,036
2000 Census	3,980

## Households

January 1, 2012 estimate	2,099
2010 Census	2,069
2000 Census	1,223
Percentage Increase from 2000 to 2010	69.2%
Annualized Growth Rate 2000 to 2010	5.4%
Persons per Household (2012)	3.23
Persons per household (2010)	2.92
Persons per Household (2000)	3.25

## Median Household Income

2006 - 2010 estimate	\$49,977
2000 Census	\$40,385
1990 Census	\$27,102

## Housing Units

January 1, 2012 estimate	2,267
2010 Census	2,234
2000 Census	1,252

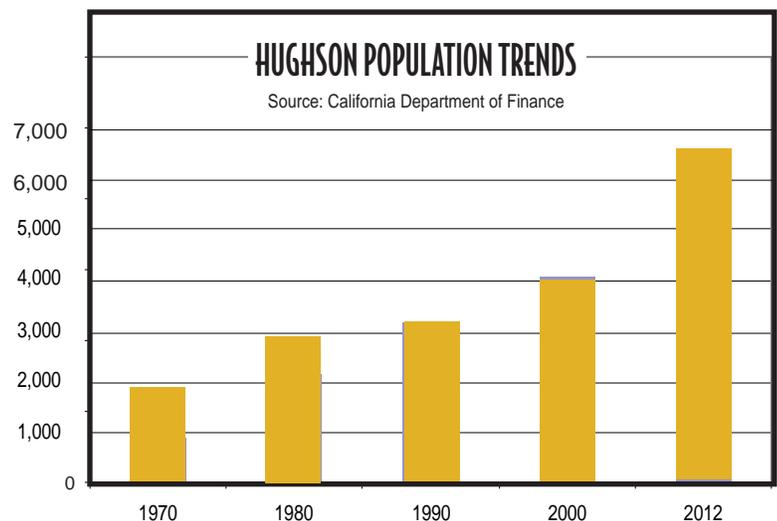
Taxable Sales in 2010 (\$ in 000s)	\$36,674
Taxable Sales in 2009 (\$ in 000s)	\$37,316

## Public Schools

Hughson Unified School District	
<a href="http://www.hughson.k12.ca.us">www.hughson.k12.ca.us</a>	
District Enrollment (2011-2012 Year)	2,153
Kindergarten	141
Elementary School (Grades 1-8)	1,220
High School (Grades 9-12)	792

## ZONE 40

Depending on the business address an employer may be eligible to receive key tax incentives through the Stanislaus Enterprise Zone. Incentives that can improve their bottom line and help them reduce their cost of doing business. Portions of Hughson are included in the Stanislaus Enterprise Zone 40. Check the Alliance website for address ranges at [www.stanalliance.com](http://www.stanalliance.com).



## Major Employers

Employer	Description	Employees*
Duarte Nursery	Wholesale Nursery	350
Hughson Nut	Almond Grower/Processor	348
Hughson Unified School District	Education District	251
Grower Direct Nut Co.	Walnut Processor	137
Samaritan Village	Retirement Center	107
Alpine Pacific Nut	Walnut Processor	100
Martella's Walnut Huller	Walnut Huller	56
Whitehurst-Lakewood Memorial	Funeral & Cemetary Services	51
Pohl & Holmes Hulling	Almond Processing	50

\* Reflects peak seasonal levels where applicable and may include estimates.