



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

**AGENDA**  
**MONDAY, APRIL 27, 2015 - 5:30 P.M.**

**CALL TO ORDER:**

**ROLL CALL:**

Mayor Matt Beekman  
Councilmember George Carr  
Councilmember Jeramy Young  
Councilmember Harold "Bud" Hill (Alternate)  
Business Member Marie Assali  
Business Member Jim Duarte

Staff to be Present:

Raul L. Mendez, City Manager  
Jaylen French, Community Development Director  
Dominique Spinale, Assistant to the City Manager/City Clerk

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**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. NEW BUSINESS:**

- 2.1:** Approval of Minutes of the March 23, 2015 EDC Regular Meeting.
- 2.2:** Discuss the Hughson Farmer's Market 2015.
- 2.3:** Discuss Used Car Dealership in Downtown.

**2.4:** Review of the Stanislaus County Comprehensive Economic Development Strategy (CEDS) – Hughson.

**2.5:** Review of the Hughson Goals and Objectives – Economic Development.

**3. EDC COMMENTS:**

**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).

**RULES FOR ADDRESSING CITY COUNCIL**

Members of the audience who wish to address the Economic Development Committee are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the Committee. **Filling out the card is voluntary.**

**AFFIDAVIT OF POSTING**

**DATE:** April 24, 2015 **TIME:** 5:00pm

**NAME:** Dominique Spinale Romo **TITLE:** Assistant to City Manager/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.

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**General Information:** The Economic Development Committee meets in the Council Chambers on the fourth Monday of each month at 5:30 p.m., unless otherwise noticed.

**EDC Agendas:** The Economic Development Committee agenda is now available for public review at the City's website at [www.hughson.org](http://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  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING**  
CITY HALL COUNCIL CHAMBERS  
7018 Pine Street, Hughson, CA

**MINUTES**  
**MONDAY, MARCH 23, 2015 - 5:40 P.M.**

**CALL TO ORDER:**

**ROLL CALL:**

Mayor Matt Beekman - Absent  
Councilmember George Carr  
Councilmember Jeramy Young  
Business Member Marie Assali  
Business Member Jim Duarte

Staff to be Present:

Raul L. Mendez, City Manager  
Jaylen French, Community Development Director  
Dominique Spinale, Assistant to the City Manager/City Clerk

Others Present:

Ms. Veronica Cortez

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

Ms. Cortez addressed the EDC regarding her desire to launch a small used auto dealership in the downtown at the location of the current recycling center located near the intersection of Hughson Avenue and Second Street. She shared some of her thoughts for the business and experience selling used cars. The EDC discussed the prior used auto dealership in the downtown. They advised Ms. Cortez to develop a business plan to help her determine if that option was viable. Community Development Director French shared that the existing Hughson Municipal Code did not allow such use at the proposed location.

**2. NEW BUSINESS:**

**2.1:** Approval of Minutes of the January 26, 2015 EDC Regular Meeting.

Motion by Councilmember Carr, Seconded by Councilmember Hill. (4-0)

**2.2: Update on the Hughson Farmers' Market.**

The City Manager provided an update on the Hughson Farmers' Market. It was reported that the Hilmar Farmers' Market Manager had decided not to proceed forward with acting in that same capacity for Hughson. The concept of a coordinated Farmers' Market for Hughson and Hilmar was discussed at a recent Hughson Chamber of Commerce meeting. The EDC advised staff to continue to work with the Chamber on the Farmers' Market and developing a sustainable model.

**2.3: Update on Business Assistance Program (Perks Coffee, Shami's Dog, Magnolia Farmhouse Market).**

The Community Development Director reported that all three businesses had opened up and would be holding Grand Openings in the upcoming months. The City Manager indicated that a press release highlighting the new ventures and the local business assistance program would be issued to promote the local effort and success.

**2.4: Update on the Dollar General Market.**

The Community Development Director provided an update on the Dollar General Market. He reported that Hughson Planning Commission had approved the design review for the proposed store located between 7030 and 7128 Hughson Avenue. He further shared that the approval included provisions for parking, signage, and landscaping. The Community Development Director stated that the Dollar General had worked with staff to ensure the design addressed considerations for its location in the downtown.

**2.5: Review of the Hughson Goals and Objectives – Economic Development.**

The City Manager shared that the City Council had directed staff to revise its Goals and Objectives. He indicated that the EDC would help frame the revisions for those in the Economic Development policy area. The item was introduced and would be further discussed at the subsequent meeting.

**3. EDC COMMENTS:**

None.

**ADJOURNMENT: 6:49pm**