



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

**AGENDA**  
**MONDAY, NOVEMBER 24, 2014 - 5:30 P.M.**

**CALL TO ORDER:**

**ROLL CALL:**

Mayor Matt Beekman  
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

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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 October 27, 2014 EDC Regular Meeting.
- 2.2:** Update on Business Assistance Program (Perks Coffee, Shami Dogs, Magnolia Farmhouse Market).
- 2.3:** Update on Hughson Christmas Festival (November 29, 2014)

**2.4:** Discuss Recent Business Ideas for Downtown Hughson.

**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:** November 21, 2014      **TIME:** 5:00pm  
**NAME:** Dominique Spinale      **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.

- 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, OCTOBER 27, 2014 - 5:30 P.M.**

**CALL TO ORDER:**                   **5:30pm**

**ROLL CALL:**                         Mayor Matt Beekman  
 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:                     Reynaldo Campanur, Stanislaus Business Alliance  
 Al Seaton, Hughson Small Business Development Center  
 Mary Ruff, Magnolia Farmhouse Market

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

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**2. NEW BUSINESS:**

**2.1:** Approval of Minutes of the September 22, 2014 EDC Regular Meeting.

Motion by Mayor Beekman, Seconded by Councilmember Young (5-0)

**2.2:** Discuss and Consider Business Assistance for the Magnolia Farmhouse Market (2331 Charles Street @ Hughson Avenue).

Community Development Director French introduced Mary Ruff, local resident, who is proposing to open a business (Magnolia Farmhouse Market) at the site of the Flower Shop at 2331 Charles Street. Alan Seaton, Hughson SBDC, was also in attendance. Ms. Ruff and Mr. Seaton discussed the business that will sell vintage and rustic collectibles, primitives and cards, gifts and balloons for special occasions and offer fresh floral arrangements for delivery or pick-up. Ms. Ruff requested assistance from the City's business incentive program to accomplish final improvements to the location and supply purchases to ready it for business opening. The Economic Development Committee was very receptive to the proposed business and given the local need and demand. The EDC was receptive to funding in the amount \$8,000 for installation of a compressor for a refrigerator unit (\$4,000 grant) and for other necessary supplies, fixtures, lighting, marketing, etc. (\$4,000 low interest loan). City staff was directed to work with Ms. Ruff to gather necessary supporting materials for the grant (three bids) and loan (financial documents, lease, etc.). The EDC was available to meet again if needed for any additional follow-up on this item.

**2.3:** Update and Status of Past EDC Items (Shami Dogs, Dollar General, Drive Thru Windows for Restaurants Prohibition).

Community Development Director French provided an update on the status of the Shami Dogs, Dollar General, and Drive Thru Windows for Restaurant Prohibition. It was reported that the business owners for Shami Dogs were working with staff on getting professional bids for the required grease interceptor facility. It was also reported that the vacation of 4<sup>th</sup> Street to accommodate the Dollar General project site on Hughson Avenue and the Ordinance Amendment to remove the Drive Thru Windows for Restaurants Prohibition were both going through the formal process (Planning Commission and City Council) for consideration.

**2.4:** Report on 2<sup>nd</sup> Annual San Joaquin River Valley Travel and Tourism Economic Summit.

City Manager Mendez shared information received by him and the Community Development Director French at the recent Economic Summit held at the Gallo Center for the Arts on October 27, 2014. Mayor Beekman suggested that the item be referred to the Parks and Recreation Commission for discussion.

**3. EDC COMMENTS:** None

**ADJOURNMENT:** 6:40pm