



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

**MINUTES
MONDAY, FEBRUARY 14, 2017 – 7:00 P.M.**

CALL TO ORDER: Mayor Pro Tem George Carr

ROLL CALL:

Present: Mayor Pro Tem George Carr
Councilmember Harold Hill
Councilmember Mark Fontana
Councilmember Ramon Bawanan

Absent: Mayor Jeramy Young

Staff Present: Raul L. Mendez, City Manager
Susana Diaz, Deputy City Clerk
Daniel J. Schroeder, City Attorney
Jaylen French, Community Development Director
Deputy Nikkel, Police Services
Shannon Esenwein, Finance Director
Lisa Whiteside, Finance Manager
Sam Rush, Public Works Superintendent

FLAG SALUTE: Mayor Pro Tem George Carr

INVOCATION: Hughson Ministerial Association

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

Jeanette Vierra expressed her concern with the high vehicular speeds on 7th Street. Ms. Vierra requested speed bumps be installed and that law enforcement monitor and address the issue of speeding. She requested the City remove the tree in front of her house because it creates a visual obstruction for drivers backing out on 7th Street.

Jean Henley thanked code enforcement for addressing the abandoned vehicle situation in Hughson. Ms. Henley expressed concern regarding loose dogs around the City. She inquired about the schedule of the Hatch Road and Santa Fe Avenue signalization project and expressed concern regarding the safety of the intersection.

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 January 23, 2017.
- 3.2: Approve the Warrants Register.
- 3.3: Approve the Treasurer's Report for October 2016.
- 3.4: Approve the Treasurer's Report - Investment Portfolio Report for October 2016.
- 3.5: Approve the Treasurer's Report for November 2016.
- 3.6: Approve the Treasurer's Report - Investment Portfolio Report for November 2016.
- 3.7: Consideration of Resolution No. 2017-07, A Resolution of the City Council of the City of Hughson Updating the Bank accounts signatories at the Bank of the West, Effective.
- 3.8: Approval to Adopt Resolution No. 2017-08, Approving a Professional Services Agreement with Provost & Pritchard Consulting Group for the Preparation of a 1,2,3-Trichloropropane Feasibility Study.
- 3.9: Approval of Side Letter Agreement to the Memorandum of Understanding Between the City of Hughson and Operating Engineers Local Union No. 3 on Behalf of the City of Hughson Employees Association.

HILL/BAWANAN 4-0-0-1 motion passes to approve the Consent Calendar as presented.

4. UNFINISHED BUSINESS: NONE.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

5.1: Consideration and Discussion of Province Place Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program for Rezone Application No. 16-01, Vesting Tentative Subdivision Map No. 16-01 and Parcel Map, Design Review, Conditional Use Permit and Planned Development Application for the Proposed Province Place Residential Subdivision submitted by Windward Pacific Builders, d.b.a. WINPAC-Euclid Avenue, LLC Located at the Southwest Corner of Locust Street and Euclid Avenue, APN No. 018-026-016.

Councilmember BAWANAN motioned to adjourn item 5.1 to the March 13, 2017 Council meeting.

Motion fails due to lack of a second to adjourn item 5.1 to the March 13, 2017 Council meeting.

Community Development Director French presented the staff report on this item. Representatives from Windward Pacific Builders, d.b.a. WIN_PAC Euclid Avenue, LLC answered questions from the City Council.

Council deliberated and discussed the details of the project.

Mayor Pro Tem Carr opened the public hearing at 7:35 P.M.

Troy Wright, Windward Pacific Builders answered questions from the City Council. Members of the public sought clarification regarding the impacts of this project to the City of Hughson. Julie Strain, Hughson Planning Commissioner outlined key points of the project that motivated her to recommend approval of the project to Council.

Mayor Pro Tem Carr closed the public hearing at 7:44 P.M. The City Council continued discussion and deliberation of the proposed project.

5.1.1: Adopt Resolution No. 2017-02, A Resolution of the City Council of the City of Hughson Adopting General Plan Amendment No.16-01 And Rezoning Certain Property For the Proposed Province Place Residential Subdivision (APN: 018-026-016), Approving Vesting Tentative Subdivision Map No. 16-01 And Parcel Map.

HILL/FONTANA 3-1-0-1 motion passes to Adopt Resolution No. 2017-02, A Resolution of the City Council of the City of Hughson Adopting General Plan Amendment No.16-01 and Rezoning Certain Property for the proposed Province Place Residential Subdivision (APN: 018-026-016), Approving Vesting Tentative Subdivision Map No. 16-01 and Parcel Map.

5.1.2: Adopt Resolution No. 2017-03, a Resolution of the Hughson City Council Adopting A Mitigated Negative Declaration And Associated Addendum For Vesting Tentative Subdivision Map No. 16-01, General Plan Amendment No. 16-01, And Rezone No. 16-01, Province Place APN: 018-026-016.

FONTANA/HILL 3-1-0-1 motion passes to Adopt Resolution No. 2017-03, a Resolution of the Hughson City Council Adopting A Mitigated Negative Declaration and Associated Addendum For Vesting Tentative Subdivision Map No. 16-01, General Plan Amendment No. 16-01, And Rezone No. 16-01, Province Place APN: 018-026-016.

6. NEW BUSINESS: NONE.

7. CORRESPONDENCE: NONE.

8. COMMENTS:

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

City Manager:

City Manager Mendez introduced Eagle Scout Tyler Bowman to the City Council.

On February 15, 2017, the 2+2 City/School Committee Meeting will be held at City Hall at 5:30 P.M.

On March 7, 2017 the Stanislaus County Board of Supervisors will be holding the dedication of the Sheriff's Detention Center at 250 E. Hackett Road in Modesto.

On March 8, 2017 Valley Sierra SBDC will be holding the International Trade – Understanding the Lucrative World of Exporting event at Samaritan Village for the business community.

The next City Council meeting - featuring the State of the City Address by Mayor Young will take place at Samaritan Village on February 27, 2017 at 6:00 P.M.

Community Development Director: Director French updated the Council on the Hatch Road/Santa Fe Avenue signalization project. The project is anticipated to be complete in March 2017, weather permitting.

The commencement of the Fox Road sidewalk improvements project has been delayed by the rainy weather, but should start in March.

The Tully Road reconstruction project has made progress, and project is anticipated to be complete as the rainy weather clears.

Many development proponents have expressed increased interest lately in developing in the City of Hughson.

Director of Finance: Director Esenwein reminded Council of City closure on February 20, 2017 due to the observance of Presidents Day.

The City's intern Larry Sun has completed his internship and his last day is February 15, 2017.

Staff is in the final stages of preparing the City Audit Report to present to the Budget and Finance Subcommittee and bring the final report to the City Council.

Staff is in the final stages of completing the Enterprise Resource Planning Software contract to bring to Council for approval.

Director Esenwein met with representatives from the Public Employees Retirement System at the CSMFO Conference

regarding the PERS Actuarial discount rate. Staff is monitoring the rates and informed Council that the PERS rates will be impacting the City budget.

Police Services: Deputy Nikkel provided the City Council with the latest Crime Statistic Report.

Police Services will be monitoring vehicle speeds at 7th Street.

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

Councilmember Bawanan will be attending the 2+2 City/School Committee meeting on February 15, 2017. He will be attending the Budget and Finance Subcommittee Meeting on February 23, 2017. He stated that he would be attending the State of the City Address on February 27, 2017. As a Board Member of Samaritan Village he would like to ensure that the International Trade Workshop training taking place at Samaritan Village on March 8, 2017 is a success. The Hughson Chamber of Commerce will be holding the Hughson Fruit & Nut Festival and will be having a dinner sponsoring the event on April 27, 2017, festival will take place on April 29, 30, 2017. Love Hughson event will be taking place on April 8, 2017. He thanked the City staff for their hard work.

Councilmember Hill attended and reported on the Stanislaus County Regional Opposed to Marijuana Regulations Meeting. He attended the Hughson Family Resource Center Sierra Vista Child and Family Services Meeting.

Councilmember Fontana thanked the Planning Commission and staff for the work dedicated to the Province Place Project. He thanked the Public Works staff for going above and beyond and working outside of regular operating hours. He will be attending the 2+2 City/School Committee meeting on February 15, 2017. He thanked staff for the financial reporting provided.

Mayor Pro Tem Carr noted that he attended the Hughson Family Resource Center Sierra Vista Child and Family Services Meeting. The grand opening of the Waterford Resource Center was postponed due to inclement weather. He thanked everyone for the support to the Hughson Ag Booster dinner auction. A memorial scholarship fund in the name of our late Deputy Dennis Wallace was started for high school students going to college.

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

9. CLOSED SESSION TO DISCUSS THE FOLLOWING:


- 9.1: CONFERENCE WITH LEGAL COUNCIL--ANTICIPATED LITIGATION
Significant Exposure to litigation pursuant to paragraph (2) or (3) of
subdivision (d) of Section 54956.9: One case.

10. REPORT FROM CLOSED SESSION:

All of the Councilmembers were present with exception of Mayor Young who was absent and there was no reportable action.

ADJOURNMENT:

HILL/FONTANA 4-0-0-1 motion passes to adjourn the meeting at 8:34 P.M.



George Carr, Mayor Pro Tem



SUSANA DIAZ, Deputy City Clerk