



CITY OF HUGHSON  
**CITY COUNCIL MEETING**  
CITY HALL COUNCIL CHAMBERS  
(VIA VIDEOCONFERENCE)  
7018 Pine Street, Hughson, CA

**AGENDA**  
**MONDAY, SEPTEMBER 14, 2020 – 7:00 P.M.**

**SPECIAL NOTICE**  
**Coronavirus COVID-19**

**MEMBERS OF THE PUBLIC MAY REMOTELY OBSERVE THE MEETING AND/OR ADDRESS THE CITY COUNCIL VIA WEBEX VIDEOCONFERENCE. THIS MEETING WILL NOT INCLUDE IN PERSON PUBLIC ATTENDANCE.**

**This meeting will be held in accordance with the Governor’s Stay at Home Executive Order N-33-20 and will not include in person public attendance. Members of the public may observe the meeting and provide comments to the Council as described below.**

**How to observe the Meeting:**

- You can observe the meeting via WebEx, by accessing this link:

<https://cityofhughson.my.webex.com/cityofhughson.my/j.php?MTID=m1cc04aab47d2608b609e7f689ea2ba92>

- **Join by phone by calling: 1-408-418-9388**  
**Meeting #/Access Code: 126-085-5342**  
**Password: xyJAJ2yEc63 (995-252-93 phone and video systems)**
- In addition, recorded City Council meetings are posted on the City’s website the first business day following the meeting. Recorded videos can be accessed with the following link: <http://hughson.org/our-government/city-council/#council-agenda>

**How to submit Public Comment:**

- **Call Deputy City Clerk Ashton Gose at 209-883-4054 by 4:30 PM on September 14, 2020**
- **Email will be available prior to 7:00 PM on September 14, 2020, to provide public comment for the Public Comment Period, or for a specific agenda item. Please email [agose@hughson.org](mailto:agose@hughson.org)**
- **The WebEx Chat Feature will be available during the meeting to provide public comment for the Public Comment Period, or for a specific agenda item.**

**CALL TO ORDER:** Mayor Jeramy Young

**ROLL CALL:** Mayor Jeramy Young  
Mayor Pro Tem George Carr  
Councilmember Ramon Bawanan  
Councilmember Harold Hill  
Councilmember Michael Buck

**FLAG SALUTE:** Mayor Jeramy Young

**INVOCATION:** Hughson Ministerial Association

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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. 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 August 10, 2020.

**3.2:** Approve the Warrants Register.

**3.3:** Approve the Treasurer's Report for July 2020.

**3.4:** Consider and Support the League of California Cities 2020 Annual Conference Resolution Packet.

- 3.5:** Adopt Resolution No. 2020-50, Authorizing the Disposition of City Surplus Property.
- 3.6** Adopt Resolution No. 2020-51, Approving the Federal/State Project Management Services Agreement with Willdan Engineering and Authorizing the City Manager to Execute the Agreement.
- 3.7:** Adopt Resolution No. 2020-52, Authorizing the City Manager to Apply for, and if Awarded, Accept the Federal WaterSMART Grant for the City's Water Meter Replacement Project.
- 3.8:** Approve the Updated Purchase Agreement with Rescue Engineers, Inc., for the Purchase of the Proprietary Filtration System for the Well No. 7 Replacement Project Phase III.
- 3.9:** Approval of the Fiscal Year 2020-2021 Memorandum of Understanding with Opportunity Stanislaus.
- 3.10:** Approval of the One-Year Extension to the Lease Agreement with Tenant, Stanislaus County, for Property Located at 2413 3<sup>rd</sup> Street in Hughson - APN 018-042-025.
- 3.11:** Approval of the Fiscal Year 2019-2020 Year End Budget Adjustments.
- 3.12:** Adopt Resolution No. 2020-53, Approving the Professional Services Agreement with Condor Earth Technologies, Inc. for MS4 Permit Support.
- 3.13:** Adopt Resolution No. 2020-54, Approving an Agreement with Stanislaus County to Perform Law Enforcement Services for the City of Hughson and Related Actions.
- 3.14:** Approval to Use the Stanislaus County Workforce Development On The Job Training Program to Hire an Extra-Help Maintenance Worker I.

**4. UNFINISHED BUSINESS: NONE.**

**5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:**

- 5.1 A.** Adopt Resolution No. 2020-55, Adopting a Mitigated Negative Declaration for the Parkwood Hughson Development Project, APNS 018-017-002, -010, - 014.

**B.** Adopt Resolution No. 2020-56, Adopting General Plan Amendment 20-01 to change the Land Use diagram from Low Density Residential, Medium Density Residential, and Service Commercial to Medium Density Residential for the Parkwood Subdivision Project (a 56.04-acre site).

**C.** Adopt Resolution No. 2020-57, Approving a Change in the Zoning District Designation from R-1 single Family Residential, R-2 Medium Density Residential, and C-2 General Commercial to R-2 Medium Density Residential for the Parkwood Subdivision Project (a 56.04-acre site).

**D.** Adopt Resolution No. 2020-58, Adopting a Vesting Tentative Map for the Parkwood Subdivision Project, a 56.04-acre Property, Subdividing the Site into 299 Residential Lots and 3 Parks.

**E.** Adopt Resolution No. 2020-59, Approving a Conditional Use Permit to Allow a Planned Development Overlay for the Proposed Parkwood Hughson Residential Subdivision, APNS 018-017-002, -010, -014.

**F.** Introduce and Waive the First Reading of Uncodified Ordinance No. 2020-06, Adopting the Development Agreement By and Between the City of Hughson and Parkwood Hughson, LLC.

**6. NEW BUSINESS:**

**6.1:** Review and Award the Business Relief Grants and Authorize the City Manager to Sign the Business Relief Program Grant Agreement with each Local Business that is Awarded Funds.

**7. CORRESPONDENCE: NONE.**

**8. COMMENTS:**

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

**City Manager:**

**Deputy City Clerk:**

**Community Development Director:**

**Police Services:**

**City Attorney:**

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

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

**9. CLOSED SESSION TO DISCUSS THE FOLLOWING: NONE.**

**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).

**UPCOMING EVENTS:**

<b>September 15</b>	▪ Planning Commission Meeting, City Hall Chambers, 6:00 PM <b>Cancelled</b>
<b>September 28</b>	▪ City Council Meeting, City Hall Chambers, 7:00 PM
<b>October 12</b>	▪ City Council Meeting, City Hall Chambers, 7:00 PM
<b>October 13</b>	▪ Parks, Recreation and Entertainment Commission Meeting, City Hall Chambers, 6:00 PM <b>Tentative</b>
<b>October 20</b>	▪ Planning Commission Meeting, City Hall Chambers, 6:00 PM <b>Tentative</b>
<b>October 26</b>	▪ City Council Meeting, City Hall Chambers, 7:00 PM

**AFFIDAVIT OF POSTING**

**DATE:** September 11, 2020 **TIME:** 4:00 PM

**NAME:** Ashton Gose **TITLE:** Deputy City Clerk

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this Agenda will be made available at the City Clerk’s counter at City Hall located at 7018 Pine Street, Hughson, CA. 5

### **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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#### **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.

**General Information:** The Hughson City Council meets in the Council Chambers on the second and fourth Mondays of each month at 7:00 p.m., unless otherwise noticed.

**Council Agendas:** The City Council 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