



CITY OF HUGHSON  
**CITY COUNCIL MEETING**  
HUGHSON SENIOR COMMUNITY CENTER  
2307 4<sup>th</sup> Street, Hughson, CA

**AGENDA**  
**MONDAY, OCTOBER 12, 2020 – 7:00 P.M.**

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

**MEMBERS OF THE PUBLIC MAY REMOTELY OBSERVE THE MEETING VIA YOUTUBE LIVE. 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/participate in the Meeting:**

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

[https://www.youtube.com/channel/UC-PwkdlrKoMmOJDzBSodu6A?view\\_as=subscriber](https://www.youtube.com/channel/UC-PwkdlrKoMmOJDzBSodu6A?view_as=subscriber)

- 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:**

- Email will be available prior to 6:45 PM on October 12, 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). Written comment will be distributed to the City Council and kept on file as part of official record of the Council meeting.
- Verbal comment will be available via telephone. If you would like to provide verbal comment, please send a request to [agose@hughson.org](mailto:agose@hughson.org), by 6:45 PM on October 12, 2020. Please be advised that you will need to provide a call back number, which will be used to contact you during the Council meeting.

**CALL TO ORDER:** Mayor Jeramy Young

**ROLL CALL:** Mayor Jeramy Young  
Mayor Pro Tem George Carr  
Councilmember Ramon Bawan  
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 September 28, 2020.
- 3.2: Approve the Warrants Register.
- 3.3: Approve the Treasurer's Report for August 2020.
- 3.4: Approve Contracting for Facility Upgrades with Vortex Industries, Inc., for a Total Cost of \$45,200.
- 3.5: Adopt Resolution No. 2020-64, Supporting Proposition 20: The Reducing Crime and Keeping California Safe Act.

**4. UNFINISHED BUSINESS: NONE.****5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:**

The public hearing for Item 5.1 was previously opened and closed on September 14, 2020 and adjourned to this meeting pursuant to Government Code Section 54955 and 54955.1.

**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: NONE.****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:**

- 9.1: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
(Paragraph (1) of subdivision (d) of Section 54956.9)  
Name of case: CITY OF HUGHSON vs. THE DOW CHEMICAL COMPANY; DOW AGROSCIENCES, LLC; SHELL OIL COMPANY, individually and doing business as SHELL CHEMICAL COMPANY; OCCIDENTAL CHEMICAL CORPORATION; WILBUR ELLIS COMPANY; J.R. SIMPLOT COMPANY; FMC CORPORATION, Superior Court of California, County of San Francisco, Case No. CGC-14-542221.

**ADJOURNMENT:****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.

**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).

**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.

**UPCOMING EVENTS:**

<b>October 13</b>	<ul style="list-style-type: none"> <li>▪ Parks, Recreation and Entertainment Commission Meeting, City Hall Chambers, 6:00 PM <b>Cancelled</b></li> </ul>
<b>October 20</b>	<ul style="list-style-type: none"> <li>▪ Planning Commission Meeting, City Hall Chambers, 6:00 PM <b>Tentative</b></li> </ul>
<b>October 22</b>	<ul style="list-style-type: none"> <li>▪ Deadline: Fair Political Practices Commission Form 460 Recipient Committee Campaign Statement (Period 9/20/2020 – 10/17/2020)</li> </ul>
<b>October 26</b>	<ul style="list-style-type: none"> <li>▪ City Council Meeting, Senior Community Center, 7:00 PM</li> </ul>
<b>October 30</b>	<ul style="list-style-type: none"> <li>▪ Planning Commission Vacancy Application Deadline, 5:00 PM</li> </ul>
<b>October 30</b>	<ul style="list-style-type: none"> <li>▪ Parks, Recreation and Entertainment Commission Vacancy Application Deadline, 5:00 PM</li> </ul>
<b>November 3</b>	<ul style="list-style-type: none"> <li>▪ Election Day</li> </ul>

**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

**AFFIDAVIT OF POSTING**

**DATE:** October 8 , 2020      **TIME:** 3:20 PM  
**NAME:** Ashton Gose      **TITLE:** Deputy City Clerk