



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

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

**SPECIAL NOTICE  
Coronavirus COVID-19**

THIS MEETING WAS HELD REMOTELY WITHOUT IN PERSON PUBLIC ATTENDANCE IN ACCORDANCE WITH THE GOVERNOR'S STAY AT HOME EXECUTIVE ORDER N-33-20.

**CALL TO ORDER:** Mayor Jeramy Young

**ROLL CALL:**

Present: Mayor Jeramy Young  
Mayor Pro Tem George Carr (via videoconference)  
Councilmember Harold Hill (via videoconference)  
Councilmember Ramon Bawan (via videoconference)  
Councilmember Michael Buck (via videoconference)

Staff Present: Merry Mayhew, City Manager  
Daniel Schroeder, City Attorney  
Fidel Landeros, Chief of Police  
Ashton Gose, Deputy City Clerk  
Lea Simvoulakis, Community Development Director (via videoconference)  
Lisa Whiteside, Finance Manager (via videoconference)  
Jose Vasquez, Public Works Superintendent (via videoconference)  
Jaime Velazquez, Utilities Superintendent (via videoconference)

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

**NONE.**

**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 July 27, 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.
- 3.9:** 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.

**Mayor Pro Tem Carr requested that agenda item number 3.8 be pulled from the Consent Calendar for special consideration.**

**YOUNG/BUCK 5-0-0-0 motion passes to approve the Consent Calendar excluding agenda item number 3.8.**

- 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.

**CARR/BUCK 5-0-0-0 motion passes to approve agenda item number 3.8.**

**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.**

**Director Simvoulakis presented the staff report on this item. A presentation was provided by the applicant Mid Valley Engineering.**

**Mayor Young opened the public hearing at 8:25 P.M.**

**Ron Martella, Tony Douds, Amber Peavey, Samantha Travao, Matt Fontana, Stephen Qualls, Vicki Fontana, Shandea Thornsberry, Julie Strain, Rich Torres, Trenton Whitman, Micah Joncich, Scott Keys, Ken Anderson, and eight anonymous callers provided public comment on the item.**

**Seventeen Hughson residents provided written comment on this item. These comments are attached to be kept on file as part of the official record of this City Council meeting.**

**Mayor Young closed the public hearing at 9:39 P.M.**

**YOUNG/BUCK 4-1-0-0 motion passes to adjourn and continue this public hearing which was noticed and held on September 14, 2020 to the regular City Council meeting on October 12, 2020 at Hughson City Hall at 7:00 PM, in accordance with California Government Code 54955**

<b>BAWANAN</b>	<b>HILL</b>	<b>BUCK</b>	<b>CARR</b>	<b>YOUNG</b>
NO	AYE	AYE	AYE	AYE

**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.**

**Director Simvoulakis presented the staff report on this item.**

**Mayor Young opened public comment at 10:07 PM. There was no public comment. Mayor Young closed public comment at 10:07 PM.**

**BAWANAN/BUCK 5-0-0-0 motion passes to 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:**

City Manager Mayhew informed the City Council that the Stanislaus County Board of Supervisors approved \$4 million of CARES Relief Funding for non-profits, and that a portion of the funding went directly to local community based organizations that are non-profit, to provide direct services including in the City of Hughson. The application period opened on September 9, 2020 and will close at 5:00 p.m. on September 25, 2020.

**Deputy City Clerk:**

Deputy City Clerk Gose informed the City Council of two expiring terms on both the Planning Commission and the Parks, Recreation and Entertainment Commission, which will be advertised from October 1, 2020 to October 30, 2020

**Community Development Director:**

Director Simvoulakis provided the City Council with an update regarding the development referred to as Euclid South.

**Police Services:**

Chief Landeros provided the City Council with the latest Crime Statistic Report.

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

**Councilmember Bawanan attended a City/School 2+2 Committee meeting on September 14, 2020. He thanked City staff, and Hughson Police Services for their hard work.**

**Councilmember Hill thanked City staff, and Hughson Police Services for their hard work.**

**Councilmember Buck attended a West Turlock Subbasin GSA meeting on August 13, 2020. He thanked Director Simvoulakis for providing a detailed presentation regarding agenda item 5.1. He thanked City staff, and Hughson Police Services for their hard work.**

**Mayor Pro Tem Carr thanked Hughson residents for joining the WebEx meeting and providing comments. He thanked Director Simvoulakis for providing a detailed presentation on agenda item 5.1.**

**Mayor Young attended a League of California Cities meeting. He will be attending a StanCOG meeting on September 16, 2020. He thanked staff, and especially Director Simvoulakis for her hard work on agenda item 5.1.**

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

**ADJOURNMENT:**

**YOUNG/HILL 5-0-0-0 motion passes at 10:20 PM to adjourn and continue agenda items 5.1A through 5.1F which were presented at the regular City Council meeting noticed and held on September 14, 2020, to the regular City Council meeting on October 12, 2020 at 7:00 PM pursuant to California Government Code Section 54955.**

**APPROVED:**

  
\_\_\_\_\_  
**JERAMY YOUNG, Mayor**

**ATTEST:**

  
\_\_\_\_\_  
**ASHTON GOSE, Deputy City Clerk**

①

City Council  
City of Hughson  
P.O. Box 9  
Hughson, CA 95326

September 2, 2020

Dear Mayor & City Councilmembers,

As a lifelong resident of Hughson, I would like to express my support for the proposed Parkwood project.

My family moved to Hughson in the early 1940's. Four generations of my family graduated from Hughson High School beginning in the early 1950's. I have seen the growth happen in our town both good and bad. After review of some of the project materials, the Parkwood project is a quality project providing recreational amenities and a variety of housing types to our community. A quality development like Parkwood will set a new standard for development in our town.

I have also seen the good and bad times of our downtown businesses. Despite the recent pandemic, I feel our downtown is going through a revival stage which is positive for the community. Having new families and patrons brought into our community will only enhance the revitalization that is occurring in our downtown.

I believe a yes vote for the Parkwood project would be a positive for our community.

Sincerely,



Paula Tobin  
Lifetime Resident of Hughson

②

Councilmembers,

I am writing you because of my concerns with the proposed Parkwood development.

Instead of composing a lengthy letter, I'll utilize bullet points to make express my concerns:

- The original development required that access be provided via Hatch road. The additional cost per unit would be minimal and can easily be absorbed by the developer or added to the price of the home. ( $\$1M/299=\$3344$ )
- The traffic increase will be greater than suggested by the developer. The developer states that there will be only 45 more vehicle trips per day on Walnut Haven from a development that they say will increase traffic in the area by 2823 vehicle trips. That's only 1.5%. That number is way too low and inaccurate. The math doesn't add up.
  - I lived here before Sterling Glen was built and I personally know it was more than 45 additional vehicle trips.
- Vehicles on Hatch & Whitmore are not going to use the Santa Fe entrance, they will come down Walnut Haven and Gray Bark.
- Not all residents within 300 feet were notified. Including myself.
- Due to the same concerns about traffic, a bridge was built at Euclid. (I remember that the developer was supposed to cover the cost but have been told that there is no record of that being so.)
- The petitions that you should've received show concerns from those most affected by the increased traffic.
- Why is a zoning change being requested? I was told because R-1 allows up to 5 units/acre, R-2 allows up to 14 units per acre. Development is 5.33.  $.33 \text{ units} * 56 \text{ acres}$  equals only 18.5 more homes but we lose our 8500 sq ft avg. lot size and the no two story homes adjacent to existing single family homes requirements that were voted in to keep Hughson a liveable community. Are the developers in the future going to move from only single family homes to multi family homes and not have to get the land rezoned?
- Please vote as if it were your neighborhood and families that will be affected.

Thank you for considering our concerns. Please remember that you are not only voting on something that will affect neighborhood, you're voting on the future of all of Hughson.

Stephen Qualls



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City Council  
City of Hughson  
P.O. Box 9  
Hughson, CA 95326

August 31<sup>st</sup>, 2020

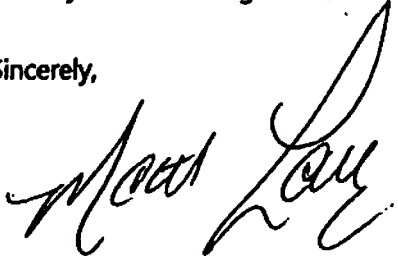
Dear Mayor & City Councilmembers,

As a business owner in the City of Hughson I would like to express my support for the Hughson Parkwood project located near the intersection of Hatch Road and Santa Fe Avenue.

The proposed action of rezoning the large commercially zoned property at Hatch Road and Santa Fe Avenue will greatly benefit our downtown revitalization efforts by consolidating the City's commercial zoning to the Downtown area. The 299-lot Parkwood subdivision will attract approximately 1,100 new patrons to our town. This amount of working-class families will positively impact our business and bring additional revenue to Hughson's downtown area. With good smart planning our boutique downtown will continue to grow into being one of the most delightful cities in the Central Valley.

Thank you for working to make Hughson so great.

Sincerely,



Matt Lacy, Owner

**Lacy's**  
FURNITURE & HOMEDECOR

4

City Council  
City of Hughson  
P.O. Box 9  
Hughson, CA 95326

August 28<sup>th</sup>, 2020

Dear Mayor & City Councilmembers,

As a business owner in the City of Hughson I would like to express my support for the Hughson Parkwood project located near the intersection of Hatch Road and Santa Fe Avenue.

The proposed action of rezoning the large commercially zoned property at Hatch Road and Santa Fe Avenue will greatly benefit our downtown revitalization efforts by consolidating the City's commercial zoning to the Downtown area. The 299-lot Parkwood subdivision will attract approximately 1,100 new patrons to our town. This amount of working-class families will positively impact our business and bring additional revenue to Hughson's downtown area. With good smart planning our boutique downtown will continue to grow into being one of the most delightful cities in the Central Valley.

Thank you for working to make Hughson so great.

Sincerely,



**Don Bigelow**  
Owner  
Main Street Deli & Bakery

5

City Council  
City of Hughson  
P.O. Box 9  
Hughson, CA 95326

August 31<sup>st</sup>, 2020

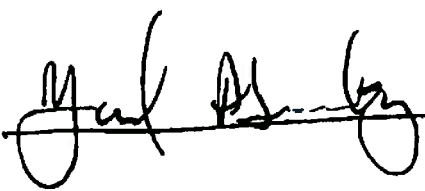
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Thank you for working to make Hughson so great.

Sincerely,

X 

**Jay Abundiz**  
*Owner*

**Modesto Gates**  
6749 Hughson Avenue  
Hughson, CA

6

City Council  
City of Hughson  
P.O. Box 9  
Hughson, CA 95326

September 1<sup>st</sup>, 2020

Dear Mayor & City Council Members,

As a business owner in the City of Hughson I would like to express my support for the Hughson Parkwood project located near the intersection of Hatch Road and Santa Fe Avenue.

The proposed action of rezoning the large commercially zoned property at Hatch Road and Santa Fe Avenue will greatly benefit our downtown revitalization efforts by consolidating the City's commercial zoning to the Downtown area. The 299-lot Parkwood subdivision will attract approximately 1,100 new patrons to our town. This amount of working-class families will positively impact our business and bring additional revenue to Hughson's downtown area. With good smart planning our boutique downtown will continue to grow into being one of the most delightful cities in the Central Valley.

Thank you for working to make Hughson so great.

Sincerely,

Alicia Orozco Hernandez  
myTOWN Boutique  
6939 Hughson Ave  
Hughson CA 95326

7

City Council  
City of Hughson.  
P.O. Box 9  
Hughson, CA 95326

August 31<sup>st</sup>, 2020

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Thank you for working to make Hughson so great.

Sincerely,



Derek Ross  
Owner  
Pizza Factory

8

City Council  
City of Hughson  
P.O. Box 9  
Hughson, CA 95326

August 28<sup>th</sup>, 2020

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Thank you for working to make Hughson so great.

Sincerely, 



**Kevin Bradley**  
Pit Master/Owner  
Slick Fork BBQ

9

City Council  
City of Hughson  
P.O. Box 9  
Hughson, CA 95326

August 31<sup>st</sup>, 2020

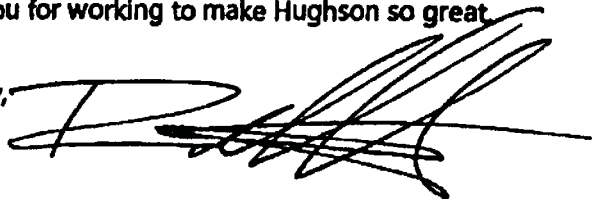
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Thank you for working to make Hughson so great.

Sincerely,



**Richard Alvara**

*Owner*

**Track Life**  
6749 Hughson Avenue  
Hughson, CA

10

08/08/2020

Dear Mayor & City Council Members,

I wanted to take the time to send this letter in support of the Parkwood subdivision project located at Hatch Road and Santa Fe Avenue.

As you are most likely aware, the corner of Hatch and Santa Fe has been zoned for a mixture of Commercial and Residential uses for many years. I am not sure why this area was originally zoned for Commercial uses but to allow the development of a shopping center at this location would severely impact the Downtown businesses.

I have heard some concerns on traffic and the number of homes to be built. It would seem to me that the Parkwood proposal would generate much less traffic without the Commercial zoning and the number of homes proposed is much less than what the area allows under the current zoning.

I would also like to say that a high-quality Residential subdivision is just the type of smart growth that the City needs. Hughson needs more housing so that our children can grow up and contribute to our great City rather than moving away to a neighboring City.

Sincerely,



Tracy Flota  
Hughson Resident



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City Council  
City of Hughson  
P.O. Box 9  
Hughson, CA 95326

September 1<sup>st</sup>, 2020

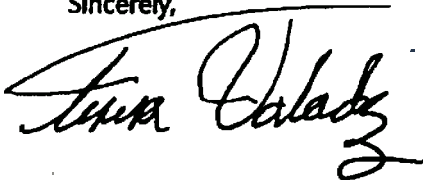
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Thank you for working to make Hughson so great.

Sincerely,



Ofelia Valadez  
Owner  
Valadez Jewelers

12

City Council  
City of Hughson  
P.O. Box 9  
Hughson, CA 95326

September 1<sup>st</sup>, 2020

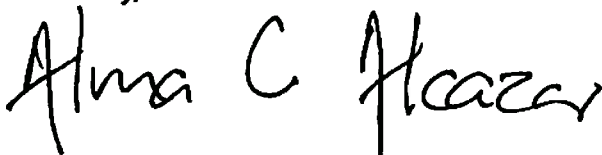
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Thank you for working to make Hughson so great.

Sincerely,



Alma Alcazar  
Valadez Jewelers



13

August 14, 2020

Hughson Planning Commission & City Council  
PO Box 9  
Hughson, CA 95326

Dear Hughson Planning Commission & City Council:

Unfortunately, I may not be able to attend the upcoming Public Meeting, but as the owner of Bella Viva Orchards, Inc., located in downtown Hughson, I would like to express my support for the Hughson Parkwood project, located near the intersection of Hatch Road and Santa Fe Avenue.

As you know, Hughson is an incredibly desirable place to live and own a business. The proposed addition of a high-quality development will serve as a benchmark to which future development proposals in the City will be measured against. In addition, the rezoning of a large commercially zoned property at Hatch Road and Santa Fe Avenue will benefit our downtown revitalization efforts by consolidating the City's commercial zoning to the Downtown core area. With good planning, well-conceived developments like the Parkwood project, Hughson can move forward, retain its small-town charm, boutique downtown and continue to be one of the most delightful cities in the Central Valley to live.

Thank you for working to make Hughson the Jewel of Stanislaus County.

Sincerely,

Victor Martino, CFO  
Bella Viva Orchards, Inc.

14

**From:** Ashlee Paden  
**To:** Ashton Gose  
**Subject:** No parkwood subdivision  
**Date:** Saturday, August 29, 2020 9:35:36 AM

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I oppose the parkwood subdivision in Hughson. Keep Hughson Small.

Paden Family  
Sent from my iPhone

Sent from my iPhone

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**Total Control Panel**

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To: [agose@hughson.com](mailto:agose@hughson.com)

Message Score: 1

High (60): Pass

From: :

My Spam Blocking Level: High

Medlum (75): Pass

Low (90): Pass

[Block this sender](#)

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*This message was delivered because the content-filter score did not exceed your filter level.*

15

**From:** Shandea  
**To:** Ashton Gose  
**Subject:** No to Parkwood Subdivision  
**Date:** Monday, September 14, 2020 12:37:04 AM

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To whom it may concern,

I am writing this letter in opposition to the Parkwood subdivision. As a lifetime resident of Hughson I vote no on the amount of growth this subdivision would bring.

At this moment we already have the Fieldstone subdivision which is across from my own personal home and has just poured the first of it's many foundations. We also currently have Province Place which has yet to sell all their homes, even though they have been on the market for several years, which are very much the same design as the newly proposed Parkwood homes, with zero lot lines, shared driveways and no parking. Why would we want another subdivision like this approved when the first one, which NEVER should have been approved in the first place, STILL has available homes? They're still available because it's a terrible concept for the families that live here!

If people want Bay Area homes they can move to the Bay Area. People move to Hughson because they want a safe and wonderful place for their families to live and grow up. A place where you drive 25 mph, play ball in the front yard and actually know your next door neighbor. They want the small town life we have now, and that will not remain if we grow at a 20% rate.

The schools are already in a deficit in budget, the classes are packed and there is no room for more students. We already pay way too much in property taxes and more bonds mean more money out of our pocket, not more money for our community, as is always proposed but never followed through with.

The subdivision plans show poorly executed roads and entrances/exits. This will cause major traffic issues and jams during peak work and school hours. If you lived near the entrance and in the neighboring subdivisions would you want approximately 600 more cars driving by your home while your children are out playing or riding their bikes? This will lead to more accidents and conflicts. Our town is already low on Sheriff patrol cars and cannot effectually handle this many more homes.

Last but not least, why would we want low income homes in our town? Our town has always been a desired place to live and those of us that own homes here have paid a premium price to reside here. Why should that be any different now? We deserve our property values to stay high and the residents to take pride in their homes and yards. We already have a crime issue when people from other low income neighboring towns come in and steal and destroy our property. Why would we make it any easier for them to come in?

Thank you for your time, and again, I strongly oppose the Parkwood subdivision.

Shandea Thornsberry  
1629 Thomas Taylor Drive  
Hughson, CA. 95326

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16

August 31<sup>st</sup>, 2020

Dear Mayor & City Council Members,

In reply to Richard Torres letter in the Hughson Chronicle and his organizing opposition to the Parkwood development, I felt a response was necessary. I am one of three property owners of that proposed development and do the farming there. It's interesting to me how there is always opposition to change. When I built Walnut Haven on Tully Road, Hughson had a population of under 3,000 residents. There was also an outcry from many community members saying that wanted to keep Hughson small with a small-town feel. We are now approximately 7,500 people and we still have a small-town feel. I've learned that like business, if a town doesn't have growth it gets stale and goes backwards. Today we are still by far the smallest incorporated City in the County.

When we started this project, I told DASCO and MVE that we wanted a project the City would benefit from and something we could be proud of. We spent much time and money coming up with this plan. Any new project can be nit picked to death. Everybody has their own ideas on what makes a good development. Some concerns are lot sizes. Our proposed lot sizes are what is realistic for todays buyers. Big lots are not only expensive but also use more water which is getting to be a concern. I don't think families use yards like they used to and remember, we will have two main parks centrally located.

Another concern is access. When Walnut Haven and the JKB projects were built, the City made provisions for access for the proposed projects. Stub streets were strategically located for future traffic. Our street study shows that Santa Fe will be the primary access point and the present stub streets will be used much less. And before the commercial area was changed to residential a bridge was needed. That's not the case with the elimination of the commercial. It's interesting that after our expensive road study eliminating the bridge that some still wanted it because they want it for no other reason.

The Shopping Center proposal was especially crazy because for years, we talked about saving and revitalizing our downtown. More people will do that. I've been working with the City to bring a higher end grocery store to Hughson but until we get to approximately 10 to 12 thousand population it will be hard to do.

Getting back to farming, I am directly upwind from the houses surrounding me which makes it very hard to farm. As much as I try to be a good neighbor it's almost impossible not to have spray drift and dust. We make special provision when we spray and try to notify people. It's very difficult. I'll let the engineers explain the details but in conclusion, I would say that no one can argue that all the new subdivisions starting with Walnut Haven have not benefited the downtown area. This property is the last new growth to the north since it has defined boundaries and we can still have that small-town feel. I would venture to guess that some of our councilmembers and people who oppose our development would not even be living here if it wasn't for new housing. And remember, we graduate approximately 150 students a year. Where are they going to live? Can we just tell them to live in other communities?

We've worked hard with City staff to come up with a good and logical plan. Please support it, I guarantee you it will be a benefit to our town. The Martella family has lived in Hughson since the 1940's and have been very supportive and proud of our town and want to keep it that way.

Sincerely,



Ron Martella  
City of Hughson Lifelong Resident

17

**From:** Carina Zaragoza  
**To:** Michael Buck; Harold Hill; George Carr; Jeremy Young; Ramon Bawanani; Ashton Gose  
**Subject:** Parkwood Subdivision  
**Date:** Monday, September 14, 2020 5:45:23 PM

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To Whom it may concern,  
My name is Carina Zaragoza and my house is on Heartnut Way in Hughson Ca. My family and I deeply disagree on the Parkwood Subdivision project and insist my concerns be added as a public comment in the public hearings regarding this matter.

- **Traffic:** Currently a large percentage of vehicles using Heartnut way do not reside in the Walnut Haven Subdivision. They are vehicles that are using Heartnut Way as a thoroughfare as access to Leaflet Lane to the Sterling Glenn Subdivision. With only one main entrance from a major road (Santa Fe Ave) to the proposed Parkwood Subdivision, the traffic through the Sterling Glenn subdivision will greatly increase and thus the traffic through the Walnut Haven subdivision will increase that much more. If the Parkwood Subdivision is going to be constructed there should be entrances from other major streets such as Hatch Road.

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