

HUGHSON CITY COUNCIL

A G E N D A
SPECIAL MEETING 6:00 P.M.
REGULAR MEETING 7:00PM

Council Chambers
City Hall
7018 Pine Street

January 12, 2009
Special Meeting

CALL TO ORDER:

ROLL CALL:

- 1) Review Applications and conduct interviews for appointment to fill vacant seats on the City Planning Commission.

ADJOURNMENT

City Council Agenda
Regular Meeting
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CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

INVOCATION

AMERICANS WITH DISABILITIES ACT
NOTIFICATION FOR THE CITY OF HUGHSON

The City of Hughson will make all reasonable accommodations for the disabled to participate in the City Council meetings. Should you need auxiliary aids, please notify the City Clerk at (209) 883-4054.

CALIFORNIA BROWN ACT

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). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the City Clerk at (209) 883-4054, during regular business hours, at least twenty-four hours prior to the time of the meeting.

RULES FOR ADDRESSING CITY COUNCIL

Members of the audience who wish to address the City Council are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk.

PUBLIC COMMENT

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 address 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.

- 1) Consent Calendar:
 - a) Approval of Minutes of regular Meeting of December 8, 2008.
 - b) Approval of Warrants.
 - c) Approval of Resolution No. 09-01 authorizing payment to the Turlock Groundwater Basin Association (TGBA), for the City of Hughson's share of the cost to prepare and submit a grant application.
(Staff Report with Agenda)(Motion Needed)

CONSIDER THE FOLLOWING:

- 2) Recognition of Becky Hobby
(Presentation of Certificate of Achievement)
- 3) Recognition of outgoing Mayor and Council Member.
(Presentation of Plaques)
- 4) City Council Reorganization:
Election of a Mayor Pro Tem
(Nomination process with agenda packet)
- 5) Appoint candidates to fill three vacant seats on the Hughson Planning Commission.
(Staff Report with Agenda)(Motion Needed)
- 6) City Clerk to administer the oath of office to the appointed candidates.
- 7) Consider Appointment to the following Boards & Committees for 2009:
 - a) San Joaquin Valley Air pollution Control District Special City Selection Committee.

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- Member:
Alternate:
 - b) Stanislaus Council of Governments (StanCog) Board of Directors:
Member:
Alternate:
 - c) Stanislaus County Workforce Alliance Board of Directors:
Member:
Alternate:
 - d) League of California Cities Executive Committee:
Member: ***Interim Doug Humphreys***
Alternate: ***Ramon Bawanan***
 - e) 2 + 2 Committee (School District):
Member:
Member:
 - f) 2 + 2 Committee (Fire):
Member:
Member:
 - g) Finance Audit Sub Committee
Member:
Member:
 - h) Family Resource Center Board of Directors
Member:
- 8) Discussion and direction on the requests made by Fitzpatrick Homes and Mr. Paul Starn to suspend and reimburse the 2008 assessment of the Landscape and Lighting District and Benefit Assessment District fees on Euclid North (Legacy) Subdivision and Euclid South Subdivision.
(Staff Report with Agenda)
- 9) Status of Animal Control Services and authorize the City Manager to send an initial letter of interest to Stanislaus County.
(Staff Report with Agenda)(Motion Needed)

PUBLIC HEARING

The Public Hearing process includes a staff presentation, a presentation by the applicant and public testimony (in favor, opposed & rebuttal). Following closure of the Public Hearing, the City Council will respond to questions raised during the hearing.

PUBLIC HEARING TO CONSIDER:

- 10) Consider Resolution No. 09-02 approving proposed Amendments to the Homebuyer Guidelines including the addition of the "Modest Housing" language to the Housing Unit Eligibility section.
(Staff Report with Agenda)(Motion Needed) (Continued from December 8, 2008)

CORRESPONDENCE:

- 11) Treasurers Report (Information only)

CITY MANAGER'S REPORT:

CITY CLERK'S REPORT:

DIRECTOR OF FINANCE REPORT:

DIRECTOR OF PLANNING AND BUILDING REPORT:

DIRECTOR OF PUBLIC WORKS REPORT:

POLICE DEPARTMENT REPORT:

CITY ATTORNEY'S REPORT:

COUNCIL MEMBER COMMENTS:

CLOSED SESSION TO DISCUSS THE FOLLOWING:

- 12) CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9(a)

Five (5) Potential Cases

- 13) CONFERENCE WITH REAL PROPERTY NEGOTIATORS - pursuant to Government Code Section 54956.8.

Property:	APN 018-029-006 and APN 018-029-007
Agency Negotiator:	Joseph E. Donabed, City Manager
Negotiating Parties:	City of Hughson and Hughson Unified School District, Property Owner
Under Negotiation:	Price and terms of payment

- 14) CONFERENCE WITH LEGAL COUNSEL - Existing litigation Government Code §54956.9 (a).

RONALD G. BILLINGS and SANDRA M. BILLINGS v. CITY OF HUGHSON (Stanislaus County Superior Court, Case No. 613601)

SCOTT RICARDO and JEANETTE RICARDO v. CITY OF HUGHSON (Stanislaus County Superior Court, Case No. 617254)

ANSELMO PARRA and VIRGINIA PARRA v. CITY OF HUGHSON (Stanislaus County Superior Court, Case No. 617597)

ROBERT R. GASCON v. CITY OF HUGHSON (Stanislaus County Superior Court, Case No. 617598)

JOANNE M. WALKER-PORTER v. CITY OF HUGHSON (Stanislaus County Superior Court, Case No. 617599)

JASON COLEY and AMIE COLEY v. CITY OF HUGHSON (Stanislaus County Superior Court, Case No. 617600)

- 15) CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION pursuant to Government Code Section 54956.9(a)

Gary Madsen v. City of Hughson et al. Real Party in Interest:
Feathers Glen LLC; Kiper Development; et al.
Stanislaus County Superior Court No. 633986

- 16) Report on Closed Session

ADJOURNMENT:

*Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection in the City Hall office at 7018 Pine Street during normal Business hours and at Regular City Council meetings.

*These documents are also available on the City of Hughson website at www.hughson.org subject to staff's availability to post the document before the meeting.

DECLARATION OF POSTING

I, TINA COELHO, Office Assistant I of the City of Hughson, hereby declare and certify that I posted the attached agenda for the January 12, 2009 regular meeting of the Hughson City Council in accordance with the requirements of Government Code Section 54954.2 by posting true and correct copies thereof in the following locations at least 72 hours preceding the meeting:

- 1) On the bulletin board in the United States Post Office at 6924 Elm, Hughson, California;
- 2) On the bulletin board in the City Hall at 7018 Pine Street, Hughson, California; and
- 3) On the bulletin board in the Stanislaus County Library, Hughson Branch, at 2412 3rd Street, Hughson, California.

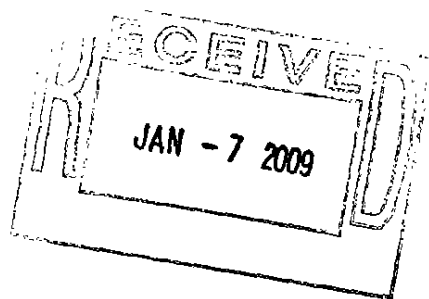
I declare, under penalty of perjury, that the laws of the State of California that the foregoing is true and correct.

Executed on this _____ 6th _____ day of January, 2009, at the City of Hughson, County of Stanislaus, State of California.



TINA COELHO, Office Assistant I

C/C AGENDA - ITEM 1



**CITY OF HUGHSON
APPLICATION
HUGHSON PLANNING COMMISSION**

NAME Alan F. McFadon
 HOME ADDRESS 6740 Mercat Way, Hughson CA ZIP CODE 95326
 PHONE NUMBERS: HOME 883-2744 BUSINESS 202-5632
 LIVE INSIDE CITY LIMITS? Yes REGISTERED VOTER? YES X NO _____
 RELATED TO CURRENT CITY EMPLOYEE? NO IF YES, PERSON'S NAME AND RELATIONSHIP _____

LENGTH OF RESIDENCE: AT ABOVE ADDRESS 5 years IN HUGHSON 5 years IN COUNTY 15 years
 OCCUPATION Public Safety Communications manager (9-1-1 DISPATCH)
 BUSINESS ADDRESS 3705 Oakdale Road Modesto CA 95357
 EDUCATION (HIGHEST SCHOOL YEAR, DEGREES, ETC.): AAB - currently finishing up my undergrad work in Public Administration
 EMPLOYMENT HIGHLIGHTS: PAST: U.S. NAVY, firefighter, fire chief AT Burbank Paradise FD (West Modesto). current: TRAINING Coordinator & 9-1-1 dispatcher.
 PRIOR PUBLIC SERVICE (IF ANY) 19 years in combined public safety work

PRESENT AND PAST COMMUNITY ACTIVITIES (DO NOT LIST PARTISAN POLITICAL ACTIVITIES)
Habitat for Humanity, West Modesto neighborhood restoration, HES School Site Council, Hughson youth baseball

WHAT ARE THE MOST IMPORTANT ISSUES FACING HUGHSON TODAY? Developing and maintaining a solid infrastructure that supports and attracts small business. we must also attract new residential building while supporting the community growth concerns.

SIGNATURE: Alan F. McFadon DATE: 1-3-09

DELIVER TO: CITY CLERK'S OFFICE, CITY HALL, 7018 PINE STREET, HUGHSON
 OR MAIL TO: CITY CLERK, P. O. BOX 9, HUGHSON, CA 95326

DEADLINE FOR FILING: 5:00 PM - January 9, 2009

CANDIDATE'S STATEMENT

As a candidate for the PLANNING COMMISSION of the City of Hughson, I submit the following statement:

My name is Alan F. McFadon

Education and Qualifications: I have 19 years of Public Safety experience where I have served as a firefighter, EMT, fire chief, 9-1-1 dispatcher and Communications dispatcher. I currently serve on the Hughson Elementary School Site Council and have a vested interest in the community. I am earning a bachelor's degree in Business and Public Administration which is helping me prepare for this position.

I will work with the planning team to develop and improve our city while focusing on Hughson's unique quality of life.

DATED: 1-3-09


SIGNATURE

6740 Metcalf way Hughson CA
RESIDENCE (VOTING ADDRESS) 95326