



**CITY OF HUGHSON
CITY COUNCIL MEETING
SENIOR COMMUNITY CENTER
2307 Fourth Street, Hughson, CA**

**MINUTES
MONDAY, NOVEMBER 9, 2020 – 7:03 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
Councilmember Harold Hill
Councilmember Ramon Bawanan
Councilmember Michael Buck

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

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

NONE.

2. PRESENTATIONS:

- 2.1:** Service Award for Jose Vasquez, Public Works Superintendent – 5 Years of Service.

Mayor Young and Director Simvoulakis presented a service award to Jose Vasquez, Public Works Superintendent for 5 years of service.

- 2.2:** Turlock Mosquito Abatement District Update - Michael Mitchell.

Michael Mitchell provided an update regarding the Turlock Mosquito Abatement District.

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 October 12, 2020.
- 3.2:** Approve the Warrants Register.
- 3.3:** Appoint Chris Barth to the Parks, Recreation and Entertainment Commission.
- 3.4:** Appoint Alan McFadon and Randy Crooker to the Planning Commission.
- 3.5:** Authorize the Closure of City Hall from December 24, 2020 at Noon through January 1, 2021.
- 3.6:** Approve the Treasurer's Report for September 2020.
- 3.7:** Approve the Treasurer's Quarterly Investment Portfolio Report for September 2020.
- 3.8:** Approval to Contract for Facility Upgrades with Foster Brothers at a total cost of \$43,802.07 and Vortex Industries, Inc., for a Total Cost of \$19,873.60.

YOUNG/CARR 5-0-0-0 motion passes to approve the Consent Calendar as presented with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

4. UNFINISHED BUSINESS:

- 4.1:** Adopt Resolution No. 2020-66, Amending the Professional Services Agreement with Carollo Engineers, Inc., to Analyze Data and Make Project Recommendations to be Used as the Basis for the Final Sewer Project Design.

Director Simvoulakis presented the staff report on this item.

HILL/BAWANAN 5-0-0-0 motion passes to adopt Resolution No. 2020-66, Amending the Professional Services Agreement with Carollo Engineers, Inc., to Analyze Data and Make Project Recommendations to be Used as the Basis for the Final Sewer Project Design with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

- 4.2:** Adopt Resolution No. 2020-67, Awarding the Well No. 7 Replacement Project, Phase IV Bid to Gateway Pacific Construction in the Amount of \$7,895,716 and Authorizing a 10% Construction Contingency and a 10% Set-aside for Construction Management.

Director Simvoulakis presented the staff report on this item.

CARR/HILL 5-0-0-0 motion passes to adopt Resolution No. 2020-67, Awarding the Well No. 7 Replacement Project, Phase IV Bid to Gateway Pacific Construction in the Amount of \$7,895,716 and Authorizing a 10% Construction Contingency and a 10% Set-aside for Construction Management with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

- 4.3: A. Approve Option A of the Bartle Wells Associates Rate Study 2020.**

Director Simvoulakis and Michael DeGroot, consultant from Bartle Wells Associates, presented the staff report on this item.

Staff was directed to bring this item back for further consideration at the regular meeting scheduled for November 23, 2020.

No action was taken.

B. Adopt Resolution No. 2020-68, Directing the Finance Department to Pay Off the Current Balance on the Municipal Finance Corporation Loan.

YOUNG/BUCK 5-0-0-0 motion passes to adopt Resolution No. 2020-68, Directing the Finance Department to Pay Off the Current Balance on the Municipal Finance Corporation Loan with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

4.4: Approve the City of Hughson's Revised CARES Act Coronavirus Relief Fund Spending Plan.

City Manager Mayhew presented the staff report on this item.

BAWANAN/HILL 5-0-0-0 motion passes to approve the City of Hughson's revised CARES Act Coronavirus Relief Fund Spending Plan with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

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.

Director Simvoulakis presented the staff report on this item.

YOUNG/BUCK 3-2-0-0 motion passes to adopt Resolution No. 2020-55, Adopting a Mitigated Negative Declaration for the Parkwood Hughson Development Project, APNS 018-017-002, -010, - 014 with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
NO	AYE	AYE	NO	AYE

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).

Director Simvoulakis presented the staff report on this item.

YOUNG/BUCK 3-2-0-0 motion passes to 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) with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
NO	AYE	AYE	NO	AYE

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).

Director Simvoulakis presented the staff report on this item.

YOUNG/BUCK 3-2-0-0 motion passes to 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) with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
NO	AYE	AYE	NO	AYE

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.

Director Simvoulakis presented the staff report on this item.

YOUNG/BUCK 3-2-0-0 motion passes to 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 with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
NO	AYE	AYE	NO	AYE

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.

Director Simvoulakis presented the staff report on this item.

YOUNG/BUCK 3-2-0-0 motion passes to 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 with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
NO	AYE	AYE	NO	AYE

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.

YOUNG/BUCK 3-2-0-0 motion passes to 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 with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
NO	AYE	AYE	NO	AYE

5.2: Adopt Resolution No. 2020-69, Repealing Resolution No. 06-113 and Resolution No. 07-199, and Adopting a New Development Impact Fee Nexus Study and Proposed Fees Prepared by Bartle Wells Associates.

Mayor Young opened the public hearing at 9:05 PM.

YOUNG/HILL 5-0-0-0 motion passes to adjourn and continue this public hearing which was noticed and held on November 9, 2020 to the regular City Council meeting on November 23, 2020 at Hughson Senior Community Center at 7:00 PM, in accordance with California Government Code 54955 and 54955.1 with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

6. NEW BUSINESS: NONE

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 a Non-Profit Support Grant Program and is planning to launch a countywide touchless gift card program (StanRAD Card) for use up to \$1 million of Coronavirus Aid Relief.

Deputy City Clerk:

Deputy City Clerk Gose thanked the Mayor and Council on behalf on Planning Commissioner Alan McFadon for his consideration to be appointed to the Planning Commission.

Community Development Director:

Director Simvoulakis provided an update on the housing project 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 breakfast meeting with the Hughson Ministerial Association. He attended a Hughson Chamber of Commerce Board of Director's meeting. He also attended a drive thru crab feed fundraiser, and BBQ fundraiser at Hughson Christian School. He informed the Council and staff that the 2020 Christmas Parade was cancelled by the Hughson Chamber of Commerce. He thanked Jose Vasquez for his five years of service and thanked all City staff for continued service and dedication.

Councilmember Hill attended a Stanislaus County Economic Development Action Committee meeting on November 5, 2020. He attended a BBQ fundraiser at Hughson Christian School. He thanked City staff for continued service and dedication.

Councilmember Buck attended a West Turlock Subbasin GSA meeting on November 5, 2020. He thanked Public Works staff and Police Services for the proactive service approach that was taken for the Trump Rally which was held in Hughson. He thanked City staff for continued remarkable service during the COVID-19 pandemic.

Mayor Pro Tem Carr informed the Council and audience that a Deputy Dennis Wallace Memorial Balloon Release is scheduled for Friday, November 13, 2020.

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

Mayor Young will attend a Stanislaus Council of Governments meeting on November 18, 2020. He acknowledged the results of Measure W on the November 2020 ballot and urged residents to find a financial solution for Hughson Fire Protection Services.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: NONE.

ADJOURNMENT:

Motion passes to adjourn the regular meeting of November 9, 2020 at 9:21 PM with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

APPROVED:



GEORGE CARR, Mayor Pro Tem

ATTEST:



ASHTON GOSE, Deputy City Clerk