

**AGENDA  
CITY OF PATTERSON**

**ECONOMIC STRATEGIC COMMISSION  
SPECIAL MEETING**



**Thursday, October 21, 2021  
11:30 a.m.**

**VIA ZOOM CONFERENCE CALL  
City of Patterson - City Hall  
1 Plaza  
City Council Chambers  
Patterson, California**

THIS MEETING WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING VIA TELECONFERENCE BY CALLING **669-900-6833** MEETING ID: **814-9409-9927**, PASSWORD: **833314** AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. JOIN FROM A PC, MAC, IPAD, IPHONE, OR ANDROID DEVICE BY USING THIS URL:

<https://us06web.zoom.us/j/81494099927?pwd=Z2R1T0RwU1RNVVZwQWVJd09sc3FsZz09>

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The ESC agenda and supporting public documents (if any) are available for viewing in City Hall, Planning Department, 1 Plaza, 2<sup>nd</sup> Floor, Patterson, California. The ESC agenda and supporting public documents (if any) are also available online on our City web site [www.ci.patterson.ca.us](http://www.ci.patterson.ca.us) listed under "Agenda Center" and listed under "Economic Strategic Commission" or you may contact the Planning Department directly at (209) 895-8020 or email [planning@ci.patterson.ca.us](mailto:planning@ci.patterson.ca.us)

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1. Call to Order
  2. Statements of Conflict

3. Items From the Public

The public wishing to address the Commission on items that do not appear on the agenda may do so; however, the Commission will take no action other than referring the item to staff for study and analysis and may place the item on a future agenda.

Any member of the audience desiring to address the Commission regarding a matter on the agenda, please state so at the time the item is announced by the Chairperson. In order that all interested parties have an opportunity to speak, any person addressing the Commission may be limited to a maximum of five (5) minutes.

4. Motion to Approve ESC Meeting Minutes of May 27, 2021  
Motion to Approve ESC Meeting Minutes of August 19, 2021
5. Update on City and Private Projects.
6. Economic Development Business Plan.
  - a) Presentation by City Engineer Fernando Ulloa on the status of the I-5 interchange improvements.
7. Adjournment.

City of Patterson  
Economic Strategic Commission  
Regular Meeting Minutes  
May 27, 2021

1. Call to Order

The regular meeting of the Economic Strategic Commission of May 27, 2021 was called to order via zoom conference call at 11:45 a.m., by Commissioner K. Buehner.

**ESC Members Present:** Ken Buehner, Larry Buehner, Steve Faries, Jose Ibarra

**ESC Member Excused:** None

**City Staff Present:** Community Development Director David James, Planning Assistant Lisa Ochoa

**Also Present:** George Mac Master, Karin Hennings/Del Puerto Health Care

2. **Statements of Conflict:** None

3. **Items from the Public:** George Mac Master  
He asked city staff about the mobile fruit vendor that is still around town.  
*Community Development Director James stated that vendor was cited today.*  
Mr. Mac Master also informed the Commission about the 24 hour urgent care that is in the works.

4. **Motion to Approve ESC Meeting Minutes of March 18, 2021**

Commissioner S. Faries

**Second:** Commissioner L. Buehner

**Motion passed:** 4-0 Vote

5. **Update on City and Private Projects**

Community Development Director James updated the Commission on the following projects:

- Downtown Revitalization Committee (new committee update)
- Wayfinding Program

6. **Economic Development Business Plan**

Community Development Director James spoke in regards to what was discussed at the March 18, 2021 Meeting.

Brainstorming from the Commission:

(SWOT) Strengths, Weaknesses, Opportunities, Threats

**STRENGTHS**

- Proximity to I-5 Freeway/Bay Area
- Housing Opportunities/Patterson is Shovel Ready
- Retail Follows Rooftops
- Quality/Variety of Housing

- TID/Our Energy is Predictable
- City Government (ADDED 5-27-21)
- High School Logistics/Medical Training Programs (ADDED 5-27-21)

**WEAKNESSES**

- Sewer Capacity
- Better Process to Obtain a City Business License
- Lack of City Exposure at Freeway/Need Larger Signs
- No Hospital
- Loss of Redevelopment (ADDED 5-27-21)

**OPPORTUNITIES**

- Del Puerto Health Care/City of Patterson Collaboration for Additional Services
- Sewer Capacity Expansion
- Large Labor Force
- Future Safety Center
- Future 24 hour Urgent Care
- Aerospace Companies
- Identify Workforce/Work From Home Opportunities
- Future Interchange/Tax Revenue
- Form Infrastructure Finance District

**THREATS**

- Economic Downturn
- Funding
- Loss of Redevelopment
- Not Infrastructure Ready
- Rising Fuel/Energy Costs
- Warehouse Business Dependency

7. **Adjournment:** 1:02 p.m.

City of Patterson  
Economic Strategic Commission  
Regular Meeting Minutes  
August 19, 2021

1. Call to Order

The regular meeting of the Economic Strategic Commission of August 19, 2021, was called to order via zoom conference call at 11:35 a.m., by Commissioner K. Buehner.

**ESC Members Present:** Ken Buehner, Larry Buehner, George Mac Master (first meeting as member)

**ESC Member Excused:** Jose Ibarra, Steve Faries

**City Staff Present:** Community Development Director David James, Planning Assistant Lisa Ochoa, Public Works Director Mike Willett

**Also Present:** None

2. **Statements of Conflict:** None

3. **Items from the Public:** None

4. **Motion to Approve ESC Meeting Minutes of May 27, 2021** (continue to the next meeting due to member quorum)

5. **Update on City and Private Projects**

Community Development Director James updated the Commission on the following projects:

- Downtown Revitalization Committee/RFP
- Wayfinding Program
- S2A Modular Project

6. **Economic Development Business Plan**

a) **Presentation by Public Works Director Mike Willett on the sewer treatment plant expansion/upgrade.**

Public Works Director Mike Willett shared his powerpoint. He discussed the aspects of the sewer treatment plant process and procedures and spoke in regards to the expansion Phase III.

b) **Presentation by City Engineer Fernando Ulloa on the status of the I-5 Interchange improvements.**

(Engineering Staff was not present)

L. Buehner asked if we can use the previous EIR regarding the expansion. Public Works Director Willett stated the EIR is re-certified. Mr. Buehner also asked about the red light signal at Highway 33 and Sperry Avenue. (Per staff that is an engineering department item)

K. Buehner asked about the sign at the freeway.

L. Buehner asked about expanding the downtown core (DC) zone to First Street.

7. **Adjournment:** 12:40 p.m.