



CITY OF MORGAN HILL

Special - Regular Meeting Agenda

City Council

Steve Tate - Mayor

Larry Carr - Mayor Pro Tem

Rich Constantine - Council Member

Caitlin Jachimowicz - Council Member

Rene Spring - Council Member

Wednesday, April 19, 2017 5:00 PM

Council Chamber

17555 Peak Avenue, Morgan Hill, CA 95037

SPECIAL/REGULAR MEETING

(5:00 P.M. Workshop/ 7:00 P.M. Regular Meeting)

SPECIAL MEETING

5:00 P.M.

CALL TO ORDER

Mayor Tate

ROLL CALL ATTENDANCE

Deputy City Clerk Wilson

DECLARATION OF POSTING AGENDA

Deputy City Clerk Wilson

WORKSHOPS

1. THE PURPOSE OF THE BELOW MARKET RATE (BMR) HOUSING PERCENTAGES WORKSHOP IS TO DISCUSS HOW THE CITY CREATES AFFORDABLE HOUSING THROUGH THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM, AND EXPLORE IF THE CITY COUNCIL WOULD LIKE TO MODIFY THE 8% ON-SITE BMR AFFORDABLE PROVISION IN THE RDCS PROCESS. ADDITIONALLY, DURING THE WORKSHOP THE HOUSING TEAM WILL REVIEW THE EXISTING INVENTORY AND BELOW MARKET RATE UNITS AGING OUT OF THE BMR PROGRAM
2. THE PURPOSE OF THE ECONOMIC BLUEPRINT WORKSHOP IS TO REVIEW THE PROPOSED ECONOMIC BLUEPRINT. THE ECONOMIC BLUEPRINT OFFERS A FRAMEWORK THAT WILL INFORM THE CITY'S LAND USE, POLICY AND INVESTMENT DECISIONS AND GUIDE ECONOMIC DEVELOPMENT EFFORTS WITH A PRIMARY GOAL TO ATTRACT JOBS AND INVESTMENT INTO OUR COMMUNITY AND ENSURE LONG TERM ECONOMIC PROSPERITY- PLEASE SEE ITEM 17 FOR MORE INFORMATION

REGULAR MEETING

7:00 P.M.

The City Council has adopted a policy that regular meetings shall not continue beyond 11:00 p.m. unless extended by a majority of the City Council.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

CITY COUNCIL REPORTS

Mayor Tate

CITY MANAGER'S REPORT

Quarterly Teammate Recognitions

New Hires

Leo Rocha- Utility Worker I

Jennifer Carman- Community Development Director

Shawn Lopez- Building Inspector I

Maria Angeles- Sr. Engineer for Land Development

Kenna Wright- Public Safety Dispatcher

Kyle Tolentino- Multiple Services Officer (start date of April 9, 2017)

Promotions

Charlie Ha- Supervising Civil Engineer

CITY ATTORNEY'S REPORT

OTHER REPORTS

PRESENTATIONS

YAC PRESENTATION - ASSET #9 - SERVICE TO OTHERS

PUBLIC COMMENT

Members of the public are entitled to address the City Council concerning any item within the Morgan Hill City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ADOPTION OF AGENDA

CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Pursuant to City Council Policies and Procedures (CP 97-01), any member of the Council or public may request to have an item removed from the Consent Calendar for comment and action.

Time Estimate for Consent Calendar: 1 - 10 Minutes

3. ADOPT RESOLUTION COMMEMORATING THE VICTIMS OF THE HOLOCAUST

Recommendation:

Adopt resolution commemorating the victims of the Holocaust during the Days of Remembrance April 23, 2017 to April 30, 2017.

4. ADOPT RESOLUTION ENCOURAGING THE CELEBRATION OF THE MONTH OF JUNE AS LESBIAN, GAY, BISEXUAL, TRANSGENDER, AND QUEER/QUESTIONING PRIDE MONTH

Recommendation:

1. Adopt resolution encouraging the celebration of the month of June as Lesbian, Gay, Bisexual, Transgender, and Queer/Questioning Pride Month; and
2. Authorize the display of the Pride flag at City Hall during the month of June to commemorate Pride Month.

5. RESOLUTION AUTHORIZING A CALIFORNIA NATURAL RESOURCES AGENCY URBAN GREENING GRANT PROGRAM APPLICATION

Recommendation:

Adopt resolution approving the following actions:

1. Authorizing staff to prepare and submit an Urban Greening Program Grant Application to the California Natural Resources Agency for the development of a biking and walking path along Butterfield Boulevard from San Pedro Avenue to Railroad Avenue, and
2. Authorizing the City Manager to negotiate and execute the Urban Greening Program grant agreement.

6. FINAL MAP APPROVAL OF DUNNE MURPHY - TRACT NO. 10387

Recommendation:

Adopt resolution approving the following actions:

1. Approve Final Map;
2. Authorize the City Manager to execute the Subdivision Improvement Agreement with Live Oak Investments LLC;
3. Authorize the City Manager to execute a Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement pending review and approval by the City Attorney; and
4. Authorize the recordation of the Final Map and the Subdivision Improvement Agreement.

7. APPROVAL OF AQUATICS CENTER CONCESSIONAIRE LICENSE AGREEMENT

Recommendation:

Authorize the City Manager to execute, administer and further negotiate as necessary a Concessionaire License Agreement with Sycamore Concessions Corporation for the provision of food and beverage concessions at the Morgan Hill Aquatics Center.

8. POLICE DEPARTMENT VEHICLE FLEET SERVICE AGREEMENT

Recommendation:

1. Award Police Vehicle Service Agreement to Frank's Auto; and
2. Authorize City Manager to execute the agreement.

9. RECOMMENDATIONS TO PREVENT FUTURE SEWER SPILLS, ACCELERATE NEW SEWER TRUNK LINE, AND AWARD FIRST AMENDMENT FOR DESIGN SERVICES CONTRACT WITH HYDROSCIENCE ENGINEERS FOR THE NEW SEWER TRUNK LINE PROJECT

Recommendation:

1. Direct staff to implement projects to repair leaking sewer manholes and sewer pipes, and maximize flow in the existing sewer trunk line in Highland Avenue;
2. Award First Amendment to professional services agreement with HydroScience Engineers, Inc. to provide sewer trunk line design from Cohansey Avenue to Renz Lane for an additional \$521,900; and
3. Approve and authorize the City Manager to execute and administer the professional services agreement.

10. FIRST AMENDMENT TO MAINTENANCE SERVICE AGREEMENT WITH PETERSON POWER SYSTEMS, INC.

Recommendation:

1. Approve First Amendment to maintenance service agreement with Peterson Power Systems, Inc. to increase the not-to-exceed fee amount to \$211,095 for the routine and variable-costs maintenance services for the City's fleet of twenty-four standby generators; and
2. Authorize City Manager to execute First Amendment.

11. LEADERSHIP MORGAN HILL 2017 ANIMAL IMPOUND FACILITY IMPROVEMENT PROJECT

Recommendation:

Approve the concept for the Leadership Morgan Hill 2017 class project located at the Animal Impound Facility.

12. FEBRUARY 2017 FINANCIAL AND INVESTMENT REPORT

Recommendation:

Accept and file report.

13. CLASSIFICATION AND COMPENSATION STUDY

Recommendation:

1. Authorize Koff & Associates to conduct a limited classification and citywide compensation study;
2. Authorize the City Manager to execute and administer a services contract with Koff & Associates for an amount not-to-exceed \$72,125; and
3. Direct staff to include a review of the City's adopted Long-Term Labor Policy, Principles, and Strategies as part of the May 17, 2017 City Council agenda.

14. RECLASSIFICATION OF MUNICIPAL SERVICES ASSISTANT AND SUPPORT SERVICES SUPERVISOR AND HOUSING MANAGER SALARY INCREASE

Recommendation:

1. Approve the recommended increase in the salary range for Housing Manager;
2. Approve the reclassification of the Municipal Services Assistant position in the Housing Division to a Housing Coordinator classification; and
3. Approve the reclassification of the Support Services Supervisor position in the Development Services Department to a Management Analyst classification.

15. APPROVE CONSULTING SERVICES AGREEMENT FOR INTERSECTION CAPACITY ANALYSIS STUDY WITH MOTT MACDONALD

Recommendation:

1. Adopt resolution amending the Fiscal Year 2016-17 budget and appropriating an additional \$45,000 from the Traffic Impact Fund (309) for the Intersection Capacity Analysis study (CIP Project No. 575015); and
2. Award Consultant Services Agreement for the Intersection Capacity Analysis Study to Mott MacDonald.

16. ADOPT ORDINANCE 2233, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING AN AMENDED DEVELOPMENT AGREEMENT FOR THE DUNNE HILL MEADOW SIX LOT RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHEASTERLY CORNER OF EAST DUNNE AVENUE AND HILL ROAD (ASSESSOR'S PARCEL NUMBER 728-11-026)

Recommendation:

Waive the reading, adopt Ordinance No. 2233, New Series, and declare that said title, which appears on the agenda, shall be determined to have been read by title and further reading waived.

OTHER BUSINESS

17. ADOPTION OF ECONOMIC BLUEPRINT

Recommendation:

1. Hold Economic Blueprint workshop;
2. Adopt Economic Blueprint; and
3. Direct staff to develop a budget recommendation to implement the Economic Blueprint for City Council consideration on May 3, 2017.

Estimated Time: 30 Minutes

18. ANNEXATION EIR/LAFCO SETTLEMENT AND URBAN SERVICE AREA (USA) EXPANSION AND ANNEXATION REQUESTS

Recommendation:

1. Accept Report;
2. Provide direction regarding the preparation of an Annexation EIR; and
3. Provide direction regarding the timing and acceptance of Urban Service Area expansion and Annexation requests.
4. If necessary, direct staff to return at a subsequent City Council meeting to discuss the existing policies governing the filing, frequency, and timing of USA expansion and annexation requests.

Estimated Time: 45 Minutes

19. LONG-TERM WATER CONSERVATION POLICY DISCUSSION

Recommendation:

Direct staff to prepare an updated Water Conservation Ordinance that institutes additional long-term water conservation measures and return to the City Council with the updated ordinance at the May 17th Council Meeting.

Estimated Time: 20 Minutes

PUBLIC HEARING

20. RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) AVAILABLE ALLOTMENTS FOR 2017 COMPETITION YEAR

Recommendation:

1. Adopt resolution establishing 215 Fiscal Year 2019/20 allotments for the 2017 RDCS competition; and
2. Direct staff to schedule a study session to comprehensively review RDCS outstanding processing and procedural questions including but not limited to multi-year project administration, adding allotments to agreements administratively, and the practice of swapping allotments.

Estimated Time: 45 Minutes

21. SITE REVIEW, SR2017-0004: DEPOT – SUNSWEET MORGAN HILL LLC: REQUEST FOR A SITE, ARCHITECTURE AND LANDSCAPE PLAN APPROVAL FOR A MIXED-USE PROJECT CONSISTING OF 83 RESIDENTIAL UNITS AND 8,051 SQUARE FEET OF COMMERCIAL SPACE LOCATED ON THE WEST SIDE OF DEPOT STREET BETWEEN EAST THIRD STREET AND EAST FOURTH STREET.

Recommendation:

Recommend City Council approve the Site Review application request pursuant to the attached resolution.

Estimated Time: 30 Minutes

22. DEVELOPMENT AGREEMENT AMENDMENT APPLICATION AAE2016-0010: WALNUT GROVE-NEWLAND: REQUEST FOR A DEVELOPMENT AGREEMENT AMENDMENT TO ADD FOUR FISCAL YEAR 2018-2019 BUILDING ALLOTMENTS FOR A NINE LOT SUBDIVISION. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 726-07-089, 726-07-023 AND 726-07-024 ARE LOCATED ON THE EAST SIDE OF WALNUT GROVE, SOUTH OF DIANA AVENUE

Recommendation:

Recommendations

1. Open and close public hearing;
2. Waive first and second reading of Development Agreement Amendment Ordinance; and
3. Introduce Development Agreement Amendment Ordinance.

Estimated Time: 10 Minutes

CLOSED SESSION

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Authority: Government Code 54957(b)(1)

Title: City Manager

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to: Government Code Section 54956.9(d)(2)

Number of Cases:

One (1)

RECONVENE

CLOSED SESSION ANNOUNCEMENT

FUTURE COUNCIL INITIATED AGENDA ITEMS

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the City Council less than 72 hours prior to an open meeting, will be made available for public inspection at the City Clerk's Counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Council on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Council, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the City Council on any other item of interest to the public, you may do so by during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the City Council.

Persons interested in proposing an item for the City Council agenda should contact a member of the City Council who may plan an item on the agenda for a future City Council meeting. Should your comments require Council action, your request may be placed on the next appropriate agenda. Council discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the City Council, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of City Council Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting



Sustainable Morgan Hill Vision

Morgan Hill is a socially responsible, environmentally conscious, and economically sound community that embraces inclusiveness with participation by all.

CITY COUNCIL ONGOING PRIORITIES

Enhancing Public Safety · Protecting the Environment · Maintaining Fiscal Responsibility ·
Supporting Our Youth, Seniors, and Entire Community · Fostering a Positive Organizational Culture ·
Preserving and Cultivating Public Trust · Preserving Our Cultural Heritage

2017 STRATEGIC PRIORITIES

High Speed Rail

Inclusiveness

Infrastructure

Regional Initiatives

Telecommunications

2017 STRATEGIC PRIORITIES:



High Speed Rail

The City of Morgan Hill will directly advocate for our community's needs through our communications, discussions, and decisions. We will continue to engage the community, the High Speed Rail Authority, our state and federal legislators, and other regional agencies to mitigate negative impacts and convey our position that the High Speed Rail Authority should only use the existing Highway 101 right-of-way to avoid all impacts to residents, schools, and businesses. Should the Authority decide the 101 right-of-way is not feasible, we will strongly advocate for the route with the least impact on Morgan Hill.



Inclusiveness

We will celebrate the diversity, history, and culture of our community. Through City Council workshops, community meetings, and researching successes in other communities, the City will listen to and collaborate with the community to define how inclusiveness will be further woven into our community's fabric and to increase public participation. The City's communications, services, public spaces, and projects will embrace all community members as partners, advancing our vision of being a socially responsible community.



Infrastructure

The City will review its streets, parks, and public facilities infrastructure needs initially by updating its 2014 infrastructure study to quantify the funding gap. We will identify potential funding options as ongoing revenue is insufficient to fund our vital community assets at a sustainable level without significantly impacting existing service levels that our community has come to expect. Morgan Hill will actively work with the Valley Transportation Agency, the County, and the State to secure funding for the Santa Teresa extension and road maintenance. We will continue to work closely with our community to inform them of the needs and engage them to find an affordable and sustainable solution.



Regional Initiatives

City Council and staff will focus on influencing regional decisions that benefit Morgan Hill. This regional involvement will include, but not be limited to, partnering with the League of California Cities, Valley Transportation Authority, Santa Clara Valley Water District, Cities Association of Santa Clara County, the City of Gilroy, Santa Clara County, Morgan Hill Unified School District, the Local Agency Formation Commission, the Open Space Authority, and Silicon Valley Clean Energy to advance projects that further Sustainable Morgan Hill.



Telecommunications

The City will collaborate with the private sector to explore ways to provide fast, reliable access and wireless connectivity for residents and businesses. The 2016 Telecommunications Infrastructure and Economic Development Blueprint reports will be the foundation for continuing discussions with broadband providers, public utilities, and other infrastructure service providers in developing an implementation plan for growing our telecommunications infrastructure. The plan will be used to signal Morgan Hill's support for business expansion.