



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, November 15, 2017 5:30 PM

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

SPECIAL/REGULAR MEETING

(5:30 P.M. Workshop/ 7:00 P.M. Regular Meeting)

SPECIAL MEETING

5:30 P.M.

CALL TO ORDER

(Mayor Tate)

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Per Government Code Section 54954.2
(Deputy City Clerk Wilson)

WORKSHOP

1. HIGH SPEED RAIL WORKSHOP

Recommendation:

The purpose of the High Speed Rail workshop is to review the findings of the Highway 101 Corridor Study by Michael Baker and Associates, provide an update on consultant-related work for the project, and receive a schedule update from the California High Speed Rail Authority.

CLOSED SESSION

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Authority: Government Code 54957(b)(1)

Title: City Attorney

RECONVENE

CLOSED SESSION ANNOUNCEMENT

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 Pro Tem Carr

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

OTHER REPORTS

PROCLAMATIONS

Proclaiming the month of November as Philanthropy Month

PRESENTATIONS

YAC PRESENTATION - ASSET #41 - POSITIVE CULTURAL IDENTITY

SANTA CLARA VALLEY WATER DISTRICT - ANDERSON DAM PROJECT AND WATER LEVELS UPDATE

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)

MEETING HANDOUT

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

2. APPROVE SERVICE MAINTENANCE AGREEMENT WITH SALINAS PUMP COMPANY

Recommendation:

Approve and authorize the City Manager to execute a three-year agreement with Salinas Pump Company in the amount of \$275,000 for on-call routine and emergency repair, maintenance, and rehabilitation of the City's water wells and pump stations.

3. APPROVE PURCHASE OF A CARGO VAN WITH AN UPFIT

Recommendation:

1. Approve purchase of a new Cargo Van with an Upfit from Downtown Ford Sales in the amount of \$39,292.32; and
2. Authorize City Manager to approve purchase order in the amount of \$39,292.32 with Downtown Ford Sales.

4. APPROVE CONCEPTUAL PLAN FOR JACKSON PARK PLAYGROUND ENHANCEMENTS AND APPROPRIATION FOR MATCHING PROJECT FUNDS

Recommendation:

1. Approve conceptual plans for Jackson Park playground enhancements and direct staff to solicit bids; and
2. Adopt resolution approving an appropriation of \$72,327 from the Park Impact Fund (Fund 301) for matching funds.

5. AUTHORIZE EXECUTION OF LETTER OF INTENT FOR THE PURCHASE OF AN AGRICULTURAL CONSERVATION EASEMENT ON PROPERTY LOCATED ON APN 728-06-019, HENDRY DRIVE

Recommendation:

Authorize the City Manager to execute a Letter of Intent for the purchase of an agricultural conservation easement.

6. SITE REVIEW, SR2017-0011: W. MAIN – MH LIBRARY: REQUEST FOR A SITE, ARCHITECTURAL AND LANDSCAPE PLAN APPROVAL OF A 6,434-SQUARE FOOT ADDITION TO THE MORGAN HILL LIBRARY LOCATED AT 660 WEST MAIN ST.

Recommendation:

Adopt resolution approving the Design Permit for the Library Expansion project.

7. ACCEPTANCE OF SUBDIVISION PUBLIC IMPROVEMENTS - GIOVANNI DEVELOPMENT - TRACT NO. 9971

Recommendation:

1. Accept the subdivision public improvements for Giovanni Development – Tract No. 9971;
2. Authorize the Director of Engineering and Utilities or his designee to sign a Notice of Completion; and
3. Direct the City Clerk to file the Notice of Completion with the Recorder of Santa Clara County.

8. FINAL MAP APPROVAL OF WALNUT GROVE ESTATES - TRACT NO. 10422

Recommendation:

1. Approve the Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with Newland Homes, LLC and SiliconSage Builders, 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, Subdivision Improvements Agreement, and the Stormwater BMP Operation and Maintenance Agreement.

9. FINAL MAP APPROVAL OF EVERGREEN RENTAL

Recommendation:

1. Approve the Parcel Map;
2. Authorize the City Manager to execute the Improvement Agreement with MH Evergreen Multi, 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 Parcel Map, Improvement Agreement, and the Stormwater BMP Operation and Maintenance Agreement.

10. FINAL MAP APPROVAL OF EVERGREEN FOR SALE - TRACT NO. 10403

Recommendation:

1. Approve the Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with MH Evergreen 74, 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, Subdivision Improvements Agreement, and the Stormwater BMP Operation and Maintenance Agreement.

11. ADOPT ORDINANCE APPROVING ZONING AMENDMENT ZA 2017-0004 CHANGING THE ZONING DESIGNATION OF AN APPROXIMATELY 1.745-ACRE SITE LOCATED ON THE WEST SIDE OF DEL MONTE AVENUE OPPOSITE MATHILDA COURT (ASSESSOR PARCEL NUMBERS 767-16-013, -043) FROM RE 100,000 RESIDENTIAL ESTATE DISTRICT TO R-1 7,000 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT

Recommendation:

Waive the reading, adopt Ordinance No. 2263, 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.

12. APPROVE THE NOVEMBER 1, 2017 MEETING MINUTES

Recommendation:

Approve Minutes.

OTHER BUSINESS

13. REVIEW OF CITY COUNCIL MEETING SCHEDULE

Recommendation:

1. Review and adjust the City Council meeting schedule as deemed appropriate; and
2. Approve 2018 City Council meeting schedule.

Estimated Time: 10 Minutes

14. APPROVE AGREEMENT WITH CAL-SOAP FOR COLLEGE SCHOLARSHIP PROGRAM

Recommendation:

Authorize the City Manager to enter into an agreement between the City of Morgan Hill and the California Student Opportunity and Access Program (South County Cal-SOAP) to provide a \$25,000 college scholarship to a Morgan Hill student, for a maximum contract amount of \$26,000 with administrative fees.

Estimated Time: 5 Minutes

15. AWARD OF OUTDOOR SPORTS CENTER ARTIFICIAL TURF REPLACEMENT PROJECT

Recommendation:

1. Adopt resolution amending the Fiscal Year 2017-18 Budget appropriating \$217,000 from the Park Maintenance Fund (302) for the Outdoor Sports Center Artificial Turf Replacement Project for a total budget of \$1,567,000;
2. Award contract to AstroTurf USA, Inc. in the amount of \$1,475,437 for the Outdoor Sports Center Artificial Turf Replacement Project;
3. Authorize expenditure of construction contingency funds not to exceed \$51,000; and
4. Authorize the City Manager to execute and administer the construction contract with AstroTurf USA, Inc.

Estimated Time: 15 Minutes

16. 2016 WATER LOSS AUDIT REPORT

Recommendation:

Receive report on 2016 Water Loss Audit Report.

Estimated Time: 10 Minutes

17. POLICE RESOURCES REPORT

Recommendation:

Accept report on Police resources and update on Public Safety Master Plan recommendations.

Estimated Time: 30 Minutes

PUBLIC HEARING

18. AN ORDINANCE OF THE CITY OF MORGAN HILL ALLOWING EXISTING RESIDENTIAL DEVELOPMENT PROJECTS WITH A COMMENCEMENT OF CONSTRUCTION REQUIREMENT TO UTILIZE THE EXERCISE OF ALLOTMENT PROVISION PROVIDED WITHIN THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) ORDINANCE SECTION 18.78.160 OF THE MORGAN HILL MUNICIPAL CODE

Recommendation:

1. Open/close public hearing;
2. Waive the first and second reading of the Ordinance; and
3. Introduce the Ordinance.

Estimated Time: 10 Minutes

19. ADOPT WAGE THEFT PREVENTION ORDINANCE

Recommendation:

1. Open/close public hearing;
2. Waive the first and second reading of the Wage Theft Prevention Ordinance; and
3. Introduce the Ordinance.

Estimated Time: 15 Minutes

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.