



CITY OF MORGAN HILL

Regular Meeting Agenda

City Council

Steve Tate - Mayor

Rich Constantine - Mayor Pro Tem

Larry Carr - Council Member

Caitlin Jachimowicz - Council Member

Rene Spring - Council Member

Wednesday, February 21, 2018 7:00 PM

Council Chamber

17555 Peak Avenue, Morgan Hill, CA 95037

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.

CALL TO ORDER

(Mayor Tate)

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Per Government Code Section 54954.2

(Deputy City Clerk Wilson)

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

CITY COUNCIL REPORTS

Council Member Spring

CITY MANAGER'S REPORT

QUARTERLY TEAMMATE RECOGNITIONS

New Hires

Joey Dinh- Associate Planner

Gabrielle Gomez- Police Records Specialist
Tyler Pecsok- Animal Services Officer
John Pipkin Jr.- Utility Worker I
Hector Marquez- Utility Worker I

Retirements
Karl Bjarke- Engineering & Utilities Director
Joni Evans- Sr. Human Resources Analyst

RECOGNITIONS PRESENTATION

CITY ATTORNEY'S REPORT

OTHER REPORTS

PRESENTATIONS

YAC PRESENTATION- ASSET #1 - FAMILY SUPPORT

RECOGNITIONS

Teammate Recognitions - Loving and Learning Center Pilot Program

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)

PUBLIC COMMENT SUPPLEMENT

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

1. STATION AREA MASTER PLAN PRIORITIZATION OF IMPROVEMENTS

Recommendation:

Accept Station Area Master Plan.

2. APPROVE CITY SPONSORSHIP OF THE AMERICAN ASSOCIATION OF UNIVERSITY WOMEN'S "FUTURE WOMEN LEADERS CONFERENCE" AT THE COMMUNITY AND CULTURAL CENTER

Recommendation:

Authorize the City Manager to waive the rental fee for the use of the Community and Cultural Center for the Morgan Hill Branch of the American Association of University Women's Future Women Leaders Conference on April 14, 2018.

3. RENT CONTROL ANALYSIS

Recommendation:

Receive report.

4. ANIMAL SHELTER ADDITIONAL FUNDING

Recommendation:

Adopt resolution approving an amendment to the City's Fiscal Year 2017-18 budget in the General Fund to appropriate \$15,000 for animal services at the San Martin Animal Shelter.

5. RECOMMENDING LINCOLN FINANCIAL TO PROVIDE GROUP LIFE INSURANCE, DISABILITY, AND ACCIDENTAL DEATH & DISMEMBERMENT COVERAGE

Recommendation:

1. Accept report recommending Lincoln Financial to provide group insurance, disability, and accidental death and dismemberment coverage; and
2. Authorize City Manager to approve a Lincoln Financial group application with an effective date of April 1, 2018.

6. CITY SUPPORT OF REDUCING CRIME AND KEEPING CALIFORNIA SAFE ACT OF 2018

Recommendation:

Adopt resolution supporting the Reducing Crime and Keeping California Safe Act of 2018.

7. THIRD AMENDMENT TO PROFESSIONAL SERVICE AGREEMENT WITH HARRIS & ASSOCIATES FOR LAND DEVELOPMENT REVIEW

Recommendation:

1. Approve the Third Amendment to the professional service agreement with Harris & Associates for land development review services to increase the fee by \$70,000 for a total not-to-exceed amount of \$245,000 with the term of the agreement unchanged;
2. Authorize the City Manager to execute the Third Amendment; and
3. Adopt resolution approving an amendment to the City's Fiscal Year 2017-18 budget in the Community Development Fund (Fund No. 206) to appropriate \$70,000 for the amendment to the professional service agreement with Harris & Associates.

8. ADOPT ORDINANCE AMENDING CHAPTER 8.20 (“WEED ABATEMENT”) OF TITLE 8 (“HEALTH AND SAFETY”) OF THE MORGAN HILL MUNICIPAL CODE

Recommendation:

Waive the reading, adopt Ordinance No. 2268, 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.

9. FIRST AMENDMENT TO NEW CINGULAR WIRELESS PCS PROPERTY USE AGREEMENT

Recommendation:

Authorize the City Manager to Execute the First Amendment to New Cingular Wireless PCS's Property Use Agreement.

10. FIRST AMENDMENT TO SPRINT'S PROPERTY USE AGREEMENT

Recommendation:

Authorize the City Manager to Execute the First Amendment to Sprint Spectrum Realty Company's Property Use Agreement.

11. SECOND AMENDMENT TO THE COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT FOR GALVAN PARK FOR FY 17-18

Recommendation:

Adopt resolution authorizing the City Manager to negotiate and execute the Second Amendment to the County CDBG contract.

12. APPROVE THE JANUARY 17, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

13. APPROVE THE JANUARY 26, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

14. APPROVE THE JANUARY 27, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

15. APPROVE THE FEBRUARY 7, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

OTHER BUSINESS

16. CONTINUED INTERVIEWS TO FILL THREE (3) VACANCIES ON THE LIBRARY, CULTURE, AND ARTS COMMISSION AND FOUR (4) VACANCIES ON THE PARKS AND RECREATION COMMISSION

Recommendation:

1. Discuss the characteristics/traits that a successful applicant(s) would possess;
2. Conduct Interview;
3. Identify top applicant(s) and provide recommendation to the Mayor; and
4. Discuss and/or appoint applicant(s).

Estimated Time: 20 Minutes

PUBLIC HEARING

17. ZA2017-0010, DA2017-0006: MONTEREY-UHC- AMENDMENT TO EXISTING PLANNED DEVELOPMENT AND CONSIDERATION OF A DEVELOPMENT AGREEMENT FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBERS 817-36-032 AND 817-36-033 LOCATED AT 16800-16840 MONTEREY ROAD.

Recommendation:

1. Open/close public hearing on Zoning Amendment and Development Agreement Request;
2. Waive first and second reading of Zoning Amendment Ordinance;
3. Introduce Zoning Amendment Ordinance;
4. Waive first and second reading of Development Agreement Ordinance; and,
5. Introduce Development Agreement Ordinance.

Estimated Time: 10 Minutes

18. RESOLUTION OF INTENT TO HOLD SPECIAL BALLOT PROCEEDING FOR SANDALWOOD SUBAREA OF MORGAN HILL LANDSCAPE ASSESSMENT DISTRICT NUMBER 1

Recommendation:

Open/Close public hearing and adopt resolution of intent.

Estimated Time: 10 Minutes

OTHER BUSINESS

19. DECEMBER 2017 FINANCIAL AND INVESTMENT REPORT

Recommendation:

Accept and file report.

Estimated Time: 5 Minutes

20. MODIFICATION TO THE DEVELOPMENT IMPACT FEE FREEZE PROGRAM

Recommendation:

Adopt resolution amending Resolution 17-052 freezing development impact fees to Fiscal Year 16/17 schedule through Fiscal Year FY 19/20 to stimulate construction of certain qualified Economic Development job and/or revenue creating developments.

Estimated Time: 15 Minutes

21. A FIRE FALSE ALARM ORDINANCE TO ESTABLISH FIRE ALARM REGULATIONS IN A NEW CHAPTER 8.49 AND AN ORDINANCE TO REVISE THE BURGLARY AND ROBBERY ALARM REGULATIONS IN CHAPTER 8.48, AND ESTABLISH A RECONNECTION FEE FOR DISCONNECTED FIRE ALARM SYSTEMS

Recommendation:

1. Open/close public hearing on the Fire Alarm Regulations Ordinance and the Burglary and Robbery Alarm Regulations Ordinance;
2. Waive the first and second reading of the Fire Alarm Regulations Ordinance;
3. Introduce the Fire Alarm Regulations Ordinance;
4. Waive the first and second reading of the Burglary and Robbery Alarm Regulations Ordinance;
5. Introduce the Burglary and Robbery Alarm Regulations Ordinance; and
6. Adopt a resolution establishing a fire reconnection fee.

Estimated Time: 15 Minutes

22. 2018 SANITARY SEWER MANAGEMENT PLAN

Recommendation:

Adopt resolution approving the 2018 Sanitary Sewer Management Plan (SSMP).

Estimated Time: 10 Minutes

23. DOWNTOWN SPECIAL EVENTS AND STREET CLOSURES

Recommendation:

Approve the proposed revised Downtown Special Events Street Closure Policy.

Estimated Time: 30 Minutes

CLOSED SESSION

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION

Pursuant to: Government Code Section 54956.8

Property: 81716009, 1625 Fisher Ave.

Negotiating Parties: Chris Ghione, City of Morgan Hill; Estate of Patricia M. Giordano,
Trustee

Under Negotiation: Price and Terms of Payment

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 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 safe, inclusive, socially responsible, environmentally conscious, and economically sound community.

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 ·
Enhancing Diversity and Inclusiveness

2018 STRATEGIC PRIORITIES

Community Engagement and Messaging

Economic Development and Telecommunications

Financial Stewardship

Infrastructure

Regional Initiatives

2018 STRATEGIC PRIORITIES:



Community Engagement and Messaging

The City of Morgan Hill will tell our story through outreach and by working closely with our community in presenting our vision, priorities, and financial needs, and by engaging citizens and business owners to find affordable and sustainable solutions. The City's communications, services, public spaces, and projects will embrace all community members as partners, encouraging public participation.



Economic Development and Telecommunications

The Economic Blueprint will continue to be implemented, with a primary goal of attracting jobs and investment into our community. 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 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 with private sector partnerships. The plan will be used to signal Morgan Hill's support for business expansion.



Financial Stewardship

We will be financial stewards of the City's assets to ensure long-term fiscal sustainability. New revenue sources, including a possible tax measure, will be considered to fund increasing costs to deliver services and complete infrastructure projects. The City will closely manage its expenditures to maintain its general fund reserve. The labor contracts will be negotiated using the City's adopted Employee Compensation Guiding Principles.



Infrastructure

The City will review its streets, parks, and public facilities infrastructure needs 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 transportation projects and road maintenance. For High Speed Rail, we will strongly advocate for the route with the least impact on Morgan Hill.



Regional Initiatives

City Council and staff will focus on influencing regional decisions that benefit Morgan Hill. A regional approach will be employed to address many priorities, including but not limited to, homelessness, animal services, teen suicide, High Speed Rail, and land use (Catholic High School, Outdoor Sports Center, agricultural preservation, and city limits). This regional involvement will include partnering with the League of California Cities, Valley Transportation Authority, Caltrain, 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.