CITY OF MORGAN HILL

Special 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, April 4, 2018 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

AMENDED AGENDA

Teleconference information added.

TELECONFERENCE

Council Member Caitlin Jachimowicz will be participating in the City Council meeting via teleconference as follows:

17292 Tassajara Circle
Morgan Hill, CA 95037

Public comment from this location shall be allowed.

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

CITY ATTORNEY'S REPORT

OTHER REPORTS

PRESENTATIONS

Silicon Valley Water Conservation Award Presentation

Legislative Update- Seth Miller, the League of California Cities

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

1. RESOLUTION OF LOCAL SUPPORT FOR MTC DISCRETIONARY FUNDING PROGRAMS

Recommendation:

1. Adopt resolution of local support for the Metropolitan Transportation Commission (MTC) Discretionary Funding program;
2. Authorize the filing of an application for One Bay Area Grant (OBAG II) Funds; and
3. Commit City matching funds of $300,000 from the Street Capital Improvement Program (CIP) Fund (308).

2. ACCEPT $40,000 DONATION FROM FRIENDS OF THE MORGAN HILL SENIOR CENTER

Recommendation:

Accept a $40,000 grant from the Friends of the Morgan Hill Senior Center.

3. AWARD LIFT STATIONS J & W

Recommendation:

1. Approve Sanitary Sewer Lift Stations J & W Rehabilitation Project plans and specifications;
2. Award contract to Pacific Infrastructure Corporation for the Sanitary Sewer Lift Stations J & W Rehabilitation Project in the amount of $1,153,000;
3. Authorize expenditure of construction contingency funds not to exceed $115,300; and
4. Authorize the City Manager to execute and administer the construction contract with Pacific Infrastructure Corporation.

4. APPROVAL OF STORMWATER BEST MANAGEMENT PRACTICES (BMP) OPERATION AND MAINTENANCE AGREEMENT FOR CANDELARIA RESIDENTIAL PROJECT LOCATED AT 1190 CASTLE LAKE CIRCLE (APN: 764-30-006)

Recommendation:

1. Approve a Stormwater Best Management Practices (BMP) Operation and Maintenance Agreement for the Candelaria Residential Project located at 1190 Castle Lake Circle (APN: 764-30-006); and
2. Authorize the City Manager to execute the Stormwater BMP Operation and Maintenance Agreement pending review and approval by the City Attorney.

5. REJECT ALL BIDS FOR THE PLAYGROUND ENHANCEMENTS AT JACKSON PARK

Recommendation:

Reject all bids for the playground enhancements at Jackson Park.

6. ACQUISITION BY HOUSING FUND (FUND 236) OF 17545 DEPOT STREET , APN 726-14-041

Recommendation:

Adopt resolution authorizing the acquisition of 17545 Depot Street for the assembly of property to support a future affordable housing development for an amount not to exceed $925,000.

7. ACCEPT AMENDED ANNUAL HOUSING ELEMENT PROGRESS REPORT

Recommendation:

Accept the Amended Annual Housing Element Progress Report.

8. JANUARY 2018 FINANCIAL AND INVESTMENT REPORT

Recommendation:

Accept and file report.

9. ADOPT RESOLUTION CONSENTING TO DISSOLUTION OF CORP YARD COMMISSION

Recommendation:

Adopt Resolution consenting to termination of a Joint Powers Agreement with the Morgan Hill Unified School District and dissolving the joint Corporation Yard Commission.

10. APPROVE THE MARCH 7, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARING

11. OPPORTUNITY TO PROVIDE PUBLIC COMMENT REGARDING SANDALWOOD SUBAREA OF MORGAN HILL LANDSCAPE ASSESSMENT DISTRICT NUMBER 1

Recommendation:

Provide opportunity for the public to be heard on the matter of the planned increase in the assessment in the Sandalwood Subarea.

Estimated Time: 5 Minutes

12. SOLID WASTE MANAGEMENT RATE ADJUSTMENT FOR 2018

Recommendation:

Adopt resolution approving an adjustment in the maximum allowable solid waste charges effective July 1, 2018.

Estimated Time: 10 Minutes

13. ENERGY SERVICES AGREEMENT WITH CARBON LIGHTHOUSE

Recommendation:

1. Open/Close public hearing; and
2. Adopt resolution approving award of an energy services agreement to Carbon Lighthouse, Inc. in the amount of $82,100 subject to the review and approval of the City Attorney.

Estimated Time: 5 Minutes

OTHER BUSINESS

14. BOOKSMART UPDATE AND FINANCIAL REQUEST

Recommendation:

1. Accept report; and
2. Provide direction on whether staff should proceed with reviewing potential options for the City's financial support of BookSmart.

Estimated Time: 15 Minutes

15. MONTEREY CORRIDOR MARKET STUDY AND IMPLEMENTATION OPTIONS

Recommendation:

1. Receive presentation on the Monterey Corridor Market Study and Implementation Recommendations; and
2. Consider and provide direction to staff on Planning Commission's Monterey Corridor Implementation Recommendation.

Estimated Time: 45 Minutes

16. PROVIDE DIRECTION REGARDING THE OUTDOOR SPORTS CENTER OPERATOR SELECTION

Recommendation:

1. Direct staff to negotiate an agreement with NewCo for operation of the Outdoor Sports Center; and
2. Provide direction on any additional agreement considerations the Council may have, in addition to those already established in the guiding principles and outcomes outlined in the Request for Proposals.

Estimated Time: 30 Minutes

17. APPROVE FIFTH AMENDMENT TO MORGAN HILL YOUTH SPORTS ALLIANCE CONCESSIONAIRE AGREEMENT

Recommendation:

Authorize the City Manager to execute and subsequently administer a Fifth Amendment to the Concessionaire Agreement with the Morgan Hill Youth Sports Alliance for the operations of the Outdoor Sports Center.

Estimated Time: 10 Minutes

18. APPROPRIATE FUNDS FOR HIGH SPEED RAIL CONSULTANT AGREEMENTS

Recommendation:

1. Adopt resolution approving an amendment to the City's Fiscal Year 2017-18 budget appropriating $323,019 from the Long Range Planning Fund for expenses associated with the High Speed Rail Project; and
2. Direct staff to put on hold the contract with Urban Field Studios.

Estimated Time: 15 Minutes

19. FRANCHISE TOW AGREEMENTS

Recommendation:

1. Approve Tow Program Agreements with California Tow and Salvage and Community Tow; and
2. Authorize the City Manager to execute the Agreements.

Estimated Time: 10 Minutes

20. ACQUISITION OF THE 17760 MCLAUGHLIN COURT BELOW MARKET RATE (BMR) HOME BY THE CITY HOUSING FUND

Recommendation:

Adopt resolution:

1. Authorizing Acquisition of the Moderate, Below Market Rate (BMR) Home located at 17760 McLaughlin Court, Morgan Hill, CA 95037 to re-sell to an income-eligible buyer, preserving the unit within the City's affordable housing inventory and extending the affordability covenants; and
2. Approving an amendment to the City's Fiscal Year 2017-18 budget, appropriating $564,043 from the Housing Fund (255) for expenses associated with the acquisition and rehabilitation of the home located at 17760 McLaughlin Court.

Estimated Time: 10 Minutes

21. UNCODIFIED ORDINANCE REAUTHORIZING CHAPTER 5.21 - STATE VIDEO FRANCHISES OF THE MORGAN HILL MUNICIPAL CODE

Recommendation:

1. Waive the first reading of the Ordinance; and
2. Introduce Ordinance reaffirming and reauthorizing Chapter 5.21 – State Video Franchises of the Morgan Hill Municipal Code.

Estimated Time: 5 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 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.