



Special - 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, June 6, 2018 6:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

PUBLIC NOTICE

The Public Hearing on Establishing an Annual Regulatory Fee for Massage Establishments within the City limits that was noticed for consideration by the City Council at this meeting will be continued to the June 20, 2018 City Council meeting. This will be duly noticed.

SPECIAL/REGULAR MEETING

(6:00 P.M. Commission Interviews/ 7:00 P.M. Regular Meeting)

A special meeting of the City Council is called at 6:00 p.m. for the purpose of conducting Commission Interviews.

SPECIAL MEETING

6:00 P.M.

CALL TO ORDER

(Mayor Tate)

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Per Government Code Section 54954.2

(Deputy City Clerk Bigelow)

COMMISSION INTERVIEWS

1. INTERVIEWS TO FILL ONE (1) VACANCY ON THE LIBRARY, CULTURE, AND ARTS COMMISSION

Recommendation:

1. Discuss the characteristics/traits that a successful applicant would possess;
2. Conduct Interviews;
3. Council Members identify top applicant and provide recommendation to the Mayor; and
4. Discuss and/or appoint applicant.

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

Council Member Jachimowicz

CITY MANAGER'S REPORT

Teammate Recognitions

New Hires

Michael Horta - Sr. Human Resources Analyst
Lynette Kong - Associate Engineer

Promotions

Jennie Tucker- Recreation Manager

Retirement

Debbie Lee- Lazzarino

TEAMMATE RECOGNITION PRESENTATION

CITY ATTORNEY'S REPORT

OTHER REPORTS

RECOGNITIONS

Recognizing Roger Knopf for his time, dedication, and service to the Morgan Hill Corporation Yard Commission

June 6, 2018

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

2. ACCEPT HIGHLAND AVENUE SEWER UPGRADE PROJECT

Recommendation:

1. Accept as complete the Highland Avenue Sewer Upgrade Project in the final amount of \$585,616;
2. Authorize the City Engineer to sign the attached Notice of Completion; and
3. Direct the City Clerk to file said Notice of Completion with the County Recorder's Office.

3. APPROVAL OF STORMWATER BEST MANAGEMENT PRACTICES (BMP) OPERATION AND MAINTENANCE AGREEMENT FOR BUTTERFIELD SELF STORAGE DEVELOPMENT AT 955 JARVIS DRIVE (APN: 726-25-090)

Recommendation:

1. Approve a Stormwater Best Management Practices (BMP) Operation and Maintenance Agreement for the Butterfield Self Storage at 955 Jarvis Drive (APN: 726-25-090); and
2. Authorize the City Manager to execute the Stormwater BMP Operation and Maintenance Agreement pending review and approval by the City Attorney.

4. APPROVAL OF STORMWATER BEST MANAGEMENT PRACTICES (BMP) OPERATION AND MAINTENANCE AGREEMENT FOR MJR ELECTRIC DEVELOPMENT AT 155 MAST STREET (APN: 817-02-050)

Recommendation:

1. Approve a Stormwater Best Management Practices (BMP) Operation and Maintenance Agreement for the MJR Electric development at 155 Mast Street (APN: 817-02-050); and
2. Authorize the City Manager to execute the Stormwater BMP Operation and Maintenance Agreement pending review and approval by the City Attorney.

5. APPROVAL OF STORMWATER BEST MANAGEMENT PRACTICES (BMP) OPERATION AND MAINTENANCE AGREEMENT FOR OAKWOOD SCHOOL DEVELOPMENT AT 105 JOHN WILSON WAY (APN: 779-04-073)

Recommendation:

1. Approve a Stormwater Best Management Practices (BMP) Operation and Maintenance Agreement for the Oakwood School development at 105 John Wilson Way (APN: 779-04-073); and
2. Authorize the City Manager to execute the Stormwater BMP Operation and Maintenance Agreement pending review and approval by the City Attorney.

6. FINAL MAP APPROVAL OF VALENCIA PHASE 2 - TRACT NO. 10433

Recommendation:

1. Approve the Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with MH Valencia 2015 Inc., a California Corporation;
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, the Subdivision Improvements Agreement, and the Stormwater BMP Operation and Maintenance Agreement.

7. FINAL MAP APPROVAL OF SAN SEBASTIAN PHASE 2A - TRACT NO. 10451

Recommendation:

1. Approve the Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with Toll CA XX, LP;
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.

8. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE COOPERATIVE AGREEMENTS WITH THE SANTA CLARA VALLEY WATER DISTRICT TO SHARE IN THE COSTS AND ADMINISTRATION OF WATER CONSERVATION PROGRAMS

Recommendation:

Adopt resolution authorizing the City Manager to execute and administer a Cooperative Agreement annually for water conservation purposes with the Santa Clara Valley Water District.

9. APPROVE AGREEMENT FOR UNIFORM SERVICES FOR UTILITIES AND MAINTENANCE STAFF

Recommendation:

Approve and authorize the City Manager to execute a three-year service agreement for a total of \$66,000 with Prudential Overall Supply.

10. AWARD OF TRAFFIC SIGNING AND STRIPING MAINTENANCE SERVICE AGREEMENT

Recommendation:

1. Award a three-year contract to Chrisp Company in the amount of \$225,000; and
2. Authorize the City Manager to execute and administer the Maintenance Service Agreement with Chrisp Company.

11. AWARD JANITORIAL SERVICE CONTRACT

Recommendation:

1. Award a two-year contract to Firato Service Company, Inc. in the amount of \$880,859; and
2. Authorize the City Manager to execute and administer the Service Agreement with Firato Service Company, Inc.

12. APPROVE REHABILITATION OF THE 330 CREEKWOOD COURT BELOW MARKET RATE (BMR) HOME BY THE CITY HOUSING FUND

Recommendation:

1. Authorize rehabilitation of the Moderate, Below Market Rate (BMR) home located at 330 Creekwood Court to re-sell to an income-eligible buyer, preserving the unit within the City's affordable housing inventory at 120% of the Area Median Income and extending the affordability covenants; and
2. Adopt resolution to amend the City's Fiscal Year 2017-18 budget, appropriating \$74,851.43 from the Housing Fund (255) for short term expenses associated with the rehabilitation of the home located at 330 Creekwood Court, to be recovered at the time of resale of the property.

13. AUTHORIZE WRITE-OFF OF UNCOLLECTIBLE HOUSING REHABILITATION LOAN IN ACCORDANCE WITH THE WRITE-OFF POLICY

Recommendation:

Authorize write-off of uncollectible housing loan in the amount of \$38,725, in accordance with the write-off policy.

14. REPORT ON CURRENT OPERATIONS AT SKATEBOARD/BMX PARK

Recommendation:

Receive update on current operations at Skateboard/BMX Park.

15. ANNUAL EVALUATION REPORTS FOR THE SANTA CLARA COUNTY MULTI-JURISDICTIONAL PROGRAM FOR PUBLIC INFORMATION (PPI)

Recommendation:

Accept the Annual Evaluation Reports for FY 2015-16 (Year 1) and FY 2016-17 (Year 2) of the 2015 Santa Clara County Multi-Jurisdictional Program for Public Information (PPI).

16. CALL FOR A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018

Recommendation:

1. Adopt resolution calling for a General Municipal Election to be held on Tuesday, November 6, 2018 to elect a Mayor; one Council Member from District B; and one Council Member from District D; and
2. Adopt resolution requesting the services of the Board of Supervisors of the County of Santa Clara and the Registrar of Voters Office - and the Consolidation of the Election.

17. ADOPT ORDINANCE APPROVING A COMPREHENSIVE UPDATE OF TITLE 18 – ZONING OF THE CITY OF MORGAN HILL MUNICIPAL CODE INCLUDING AN AMENDMENT TO THE CITY’S OFFICIAL ZONING MAP CONSISTENT WITH THE MORGAN HILL 2035 GENERAL PLAN (FILE NO. ZA2016-0006: ZONING CODE UPDATE)

Recommendation:

Waive the reading, adopt Ordinance No. 2277, 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.

18. APPROVE THE MAY 16, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

19. APPROVE THE MAY 18, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARING

20. CITY OF MORGAN HILL LANDSCAPE ASSESSMENT DISTRICT NUMBER 1 RESOLUTION ORDERING ANNUAL ASSESSMENTS AND RELATED ACTIONS

Recommendation:

1. Open and close the Public Hearing; and
2. Adopt resolution confirming Fiscal Year 18/19 annual assessments and ordering the levy of assessments for the District.

Estimated Time: 5 Minutes

21. PUBLIC HEARING TO ADOPT THE FISCAL YEAR (FY) 2018-19 AND 2019-20 OPERATING BUDGET, FY 2018-19 THROUGH 2023-24 CAPITAL IMPROVEMENT BUDGET, FY 2018-19 APPROPRIATIONS LIMIT, AND APPROVE A FIVE-YEAR AGREEMENT WITH CAL FIRE

Recommendation:

1. Open/Close Public Hearing;
2. Adopt resolution to:
 - a. Adopt the FY 2018-19 and 2019-20 Operating Budget;
 - b. Adopt the FY 2018-19 through 2023-24 Capital Improvement Program Budget;
 - c. Adopt the FY 2018-19 Appropriations Limit and Appropriations Limit Adjustment Factors;
3. Adopt resolution authorizing the City Manager to enter into a five-year agreement with the California Department of Forestry and Fire Protection (CAL FIRE) to provide fire and emergency medical response services effective July 1, 2018 through June 30, 2023; and
4. Adopt the Management, Professional, and Confidential Employees resolution and corresponding salary schedules effective July 1, 2018.

Estimated Time: 45 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.

CLOSED SESSION

CLOSED SESSION ANNOUNCEMENT

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to:	Government Code Section 54956.9(d)(4)
Number of Cases:	One (1)

RECONVENE

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.