



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, June 20, 2018 7:00 pm

Council Chamber

17555 Peak Avenue, Morgan Hill, CA 95037

PUBLIC NOTICE

The Establishment of an Annual Regulatory Fee for Massage Establishments within City Limits will be scheduled for a future meeting with date uncertain.

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 Bigelow)

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

CITY COUNCIL REPORTS

Mayor Pro Tem Constantine

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

OTHER REPORTS

PROCLAMATIONS

Proclaiming the month of July 2018 as Parks and Recreation Month

PRESENTATIONS

RECYCLER OF THE YEAR, CHILI'S RESTAURANT- BY JULIE ALTER, RECOLOGY SOUTH VALLEY

YAC PRESENTATION- ASSET # 15- POSITIVE PEER INFLUENCE

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. APPROVE LEASE WITH GO KIDS, INC

Recommendation:

Authorize the City Manager to execute and administer a ground lease with GO Kids, Inc.

2. FINAL MAP APPROVAL OF LAS COLINAS (FORMERLY E DUNNE MANA/E DUNNE KYONO) - TRACT NO. 10471

Recommendation:

1. Approve the Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with MH Las Colinas 2017 LLC, 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.

3. FINAL MAP APPROVAL OF HENCKEN OAKS - TRACT NO. 10448

Recommendation:

1. Approve the Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with Reliance Development LLC, a California Limited Liability Company;
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;
4. Authorize the City Manager to execute a Cash Deposit Agreement Guaranteeing Improvements; and
5. Authorize the recordation of the Final Map, the Subdivision Improvements Agreement, and the Stormwater BMP Operation and Maintenance Agreement.

4. AWARD ANNUAL TRAFFIC SIGNAL AND LIGHTING AGREEMENT

Recommendation:

1. Award a three-year contract to Cal-West Lighting and Signal Maintenance, Inc. in the amount of \$450,000; and
2. Authorize the City Manager to execute and administer the Maintenance Service Agreement with Cal-West Lighting and Signal Maintenance, Inc.

5. AWARD 2018 PAVEMENT RESURFACING PROJECT TO O'GRADY PAVING, INC.

Recommendation:

1. Approve the 2018 Pavement Resurfacing Project plans and specifications;
2. Award contract to O'Grady Paving, Inc. for the 2018 Pavement Resurfacing Project in the amount of \$1,556,650.50;
3. Authorize expenditure of construction contingency funds not to exceed \$155,665.05; and
4. Authorize the City Manager to execute and administer the construction contract with O'Grady Paving, Inc. pending review and approval by the City Attorney.

6. AMENDMENT OF DEVELOPMENT AGREEMENT WITH UHC 00661 MORGAN HILL, LP

Recommendation:

Approve technical modifications to the Development Agreement (Agreement) by and between the City of Morgan Hill and UHC 00661, LP, for the development of the Crossings on Monterey 39-unit housing project, and authorize staff to make the appropriate changes to the Exhibit C of the Agreement.

7. THIRD AMENDMENT TO AGREEMENT WITH LUHDORFF & SCALMANINI CONSULTING ENGINEERS

Recommendation:

1. Approve Third Amendment to Agreement with Luhdorff & Scalmanini Consulting Engineers for an additional amount of \$54,000 for a total not to exceed contract amount of \$283,840; and
2. Authorize the Assistant City Manager to execute and administer the Third Amendment to Agreement with Luhdorff & Scalmanini Consulting Engineers.

8. FIFTH AMENDMENT TO AGREEMENT WITH LEONE AND ALBERTS

Recommendation:

Authorize City Manager to Execute Fifth Amendment to Legal Services Consultant Agreement with Leone and Alberts for Litigation Services For a Total Not to Exceed Amount of \$170,000.

9. APPROVAL OF MEYERS NAVE AGREEMENT

Recommendation:

Approve contract with Meyers Nave to provide labor negotiations services for an amount not to exceed \$50,000.

10. APPROVE PURCHASE OF POLICE VEHICLES

Recommendation:

1. Authorize the purchase (including build-out) of three patrol vehicles - 2018 Ford Explorers - for an amount not to exceed \$65,400 each;
2. Authorize the purchase (including build-out) of one MSO Patrol Vehicle - Ford F150 Truck— in an amount not to exceed \$50,800;
3. Auction two aged patrol vehicles: 2011 Ford Crown Victoria - #133 (VIN#:2767) and 2011 Ford Crown Victoria - #139 (VIN#: 6669);
4. Salvage one 2005 Chevrolet Silverado Graffiti Abatement Vehicle (VIN#: 3348);
5. Repurpose one 2010 Ford Crown Victoria - #140 (VIN#:8668) to the Traffic Division; and
6. Repurpose one 2007 Chevrolet Silverado Truck (VIN#: 9290) to a Graffiti Abatement Vehicle.

11. BOOKSMART UPDATE

Recommendation:

Informational Only.

12. TENTH SEMI-ANNUAL REPORT ON POST-ISSUANCE COMPLIANCE FOR TAX ADVANTAGED BONDS

Recommendation:

Receive and accept report.

13. APRIL 2018 FINANCIAL AND INVESTMENT REPORT

Recommendation:

Accept and file report.

14. APPROVE THE JUNE 6, 2018 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARING

15. APPEAL (AAE2018-0006 AND AAE2018-0008) OF PLANNING COMMISSION'S DISTRIBUTION OF RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) BUILDING ALLOTMENTS FOR RDCS2017-0013: COCHRANE – MWEST PROP CO AND RDCS2017-0014: MONTEREY/CENTRAL-ECA FOR FISCAL YEAR 2019/20

Recommendation:

1. Grant a hearing de novo;
2. Open/close public hearing; and,
3. Adopt a Resolution denying the appeals and reaffirming the distribution of the Residential Development Control System (RDCS) Building Allotments for Fiscal Year 2019/20.

Estimated Time: 45 Minutes

OTHER BUSINESS

16. ACQUISITION OF 41% INTEREST IN MORGAN HILL TRANSIT CENTER LOT

Recommendation:

1. Authorize the transfer at no cost, of the 41% interest for future parking, subject to negotiation of compensation agreement and approval of the Successor Agency and Oversight Board; or
2. Authorize the transfer of the property by purchase and compensation agreement for the 2011 value of the asset of \$1,489,218. Or, should this not be negotiable and or supported by the Department of Finance,
3. Authorize the transfer and sale of the property to the City of Morgan Hill, for up to \$2.6 million, as supported by the 2018 appraisal prepared by Valbridge/Hulberg and Associates.
4. Adopt resolution approving an amendment to the Fiscal Year 2018-19 Fund 255 Housing Fund budget for the purchase of the 108,408-sf (41%) Successor Agency interest in the jointly owned Valley Transportation Authority/Successor Agency parking and transit facility located at 17295 Butterfield Blvd. up to the fair market appraised value of \$2.6 million, for future development at a time when replacement parking can be required of the development and important transit operation functions considered;
5. Authorize the City Manager to prepare and execute any and all related documents to affect the purchase; and
6. Direct staff to forward the recommendation to the Morgan Hill Successor Agency, Oversight Board, and subsequently the state Department of Finance (DOF) for review and concurrence, consistent with AB 1484, the California Redevelopment Dissolution Act.

Estimated Time: 20 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.