



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, July 25, 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 Bigelow)

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

CITY COUNCIL REPORTS

Council Member Spring

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

OTHER REPORTS

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. APPROVAL OF UPDATED CITY COUNCIL POLICIES 96-01, PLACEMENT OF ITEMS ON THE AGENDA AND MATTERS TO BE RECONSIDERED BY THE CITY COUNCIL AND 97-01, RULES FOR THE CONDUCT OF CITY COUNCIL MEETINGS

Recommendation:

Approve updated City Council Policies 96-01, Placement of Items on the Agenda and Matters to be Reconsidered by the City Council and 97-01, Rules for the Conduct of City Council Meetings.

2. PROJECT UPDATE AND THIRD AMENDMENT TO AGREEMENT WITH ASSOCIATED RIGHT OF WAY SERVICES, INC. FOR THE HALE AVENUE EXTENSION PROJECT

Recommendation:

1. Receive project update for the Hale Avenue Extension Project; and
2. Approve and authorize the City Manager to execute a Third Amendment to agreement with Associated Right of Way Services, Inc. in the amount of \$24,400 to continue to provide acquisition services for property needed to construct the Hale Avenue Extension Project for a total contract amount of \$194,400.

3. APPROVAL OF A CONSULTANT AGREEMENT WITH LISA WISE CONSULTING, INC. FOR PREPARATION OF THE MONTEREY CORRIDOR BLOCK-LEVEL MASTER PLAN

Recommendation:

Approve Consultant Agreement with Lisa Wise Consulting, Inc. (LWC) for preparation of the Monterey Corridor Block-Level Master Plan in an amount not to exceed \$64,905.

4. RESOLUTION IN SUPPORT OF PROTECT CHILDREN AND KEEP FAMILIES TOGETHER

Recommendation:

Adopt resolution in support of "Protect Children and Keep Families Together."

5. CITY POSITION ON PROPOSED HOUSING AND HOMELESSNESS LEGISLATION

Recommendation:

Receive legislative correspondence.

6. ADOPT ORDINANCE 2278, NEW SERIES, AN ORDINANCE OF THE CITY OF MORGAN HILL ADDING TITLE 14 "HOUSING" TO THE MORGAN HILL MUNICIPAL CODE INCLUDING CHAPTER 14.04 "INCLUSIONARY HOUSING" THAT MANDATES 15 PERCENT AFFORDABLE HOUSING UNITS FOR NEW RESIDENTIAL DEVELOPMENTS WITHIN THE CITY

Recommendation:

Waive the reading, adopt Ordinance No. 2278, 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.

OTHER BUSINESS

7. LEADERSHIP MORGAN HILL UTILITY BOX ART PROPOSAL

Recommendation:

1. Approve the Leadership Morgan Hill Class of 2018 public art proposals for artwork at ten utility box locations; and
2. Authorize the City Manager to enter into and administer necessary agreements to complete the project.

Estimated Time: 15 Minutes

8. APPROVE TWO YEAR PARKLET PILOT PROGRAM

Recommendation:

Adopt guidelines for a pilot program to authorize parklets within a two-year period in the downtown.

Estimated Time: 20 Minutes

9. APPROVE REVOLVING FUND TO PROVIDE CASH FLOW FOR ACQUISITION AND REHABILITATION OF BELOW MARKET RATE HOMES IN ORDER TO PRESERVE THE UNITS FOR RE-SALE

Recommendation:

1. Authorize the establishment of a \$1,000,000 Below Market Rate (BMR) Housing Acquisition and Rehabilitation revolving fund to provide cash flow for the preservation of BMR homes that need to be purchased and/or rehabilitated by the City and resold to new eligible homeowners; and
2. Approve an amendment to the City's Fiscal Year 2018-19 budget, appropriating \$1,000,000 from the Housing Fund (236) for a revolving fund for short term expenses associated with the acquisition and/or rehabilitation of BMR homes that need to be purchased and/or rehabilitated for resale.

Estimated Time: 10 Minutes

PUBLIC HEARING

10. ZA2018-0003: AN ORDINANCE AMENDING THE COMPETITION MANUAL FOR THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) AND ESTABLISHING THE AVAILABLE ALLOTMENTS FOR THE 2018 COMPETITION YEAR

Recommendation:

1. Open/close public hearing;
2. Waive first and second reading of Ordinance amending Section III of the RDCS Competition Manual;
3. Introduce Ordinance amending Section III of the RDCS Competition Manual;
4. Adopt resolution amending Sections I, II and IV of the RDCS Competition Manual;
5. Adopt Resolution establishing 215 Fiscal Year 2020/21 allotments for the 2018 RDCS competition.

Estimated Time: 60 Minutes

CLOSED SESSION

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to: Government Code Section 54956.9(d)(2)

Number of Cases: One (1)

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Authority: Government Code Section 54956.8

- a. Property: APN 767-03-036
- Agency Negotiators: Christina Turner, Chris Ghione, and Scott Creer
- Negotiating Parties: Farideh Betpolice

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| Under Negotiation: | Price and Terms of Payment |
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| b. Property: | APN 767-01-052 |
| Agency Negotiators: | Christina Turner, Chris Ghione, and Scott Creer |
| Negotiating Parties: | Rocke and Glenda Garcia |
| Under Negotiation: | Price and Terms of Payment |
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| c. Property: | APN 767-05-001 and 767-04-009 |
| Agency Negotiators: | Christina Turner, Chris Ghione, and Scott Creer |
| Negotiating Parties: | Pacific Gas and Electric Company |
| Under Negotiation: | Price and Terms of Payment |
| | |
| d. Property: | APN 817-13-037 |
| Agency Negotiators: | Christina Turner and Chris Ghione |
| Under Negotiation: | Price and Terms of Sale or Lease |
| | |
| e. Property: | APN 817-14-004, 817-17-009, 817-14-005 |
| Agency Negotiators: | Christina Turner and Chris Ghione |
| Under Negotiation: | Price and Terms of Sale or Lease |
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| f. Property: | APN 817-13-011 |
| Agency Negotiators: | Christina Turner and Chris Ghione |
| Negotiating Parties: | James P Sergi, Trustee |
| Under Negotiation: | Price and Terms of Payment |
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| g. Property: | APN 817-13-008 |
| Agency Negotiators: | Christina Turner and Chris Ghione |
| Negotiating Parties: | Angelo Grestoni |
| 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.