



Regular Meeting Agenda

City Council

Rich Constantine - Mayor
Yvonne Martinez Beltran - Mayor Pro Tem
Larry Carr - Council Member
John McKay - Council Member
Rene Spring - Council Member

Wednesday, April 15, 2020 7:00 p.m.

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

AMENDED AGENDA

Please note that this agenda has been amended to add the ratification of the rent freeze order. Additionally the title to the COVID-19 follow-up staff report has been updated.

PUBLIC MEETINGS DURING THE COVID-19 VIRUS EMERGENCY

Public Participation:

In accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. The Order will be addressed in the following ways:

Members of the public may not physically attend meetings at the Morgan Hill City Council Chamber.

The City Council meeting will be live-streamed on Channel 17 and on the City's website. Members of the public may participate in the meeting remotely through an electronic meeting in the following ways; by either joining the electronic meeting at <https://bit.ly/0415CityCouncilMeeting> and enter ID: 512 830 012 or by calling in (669) 900-9128 enter Meeting ID: 512 830 012#.

Public comment for City Council meetings will be accepted via email to ccpubliccomment@morganhill.ca.gov <<mailto:ccpubliccomment@morganhill.ca.gov>>. Members of the public participating in the electronic meeting wishing to speak may do so during public comment.

CONTINUED PUBLIC HEARING

The item **Environmental Assessment application EA2019-0017 and Improvement Agreement: Cochrane-Monument Land Company (TechCon Project)** that was publicly noticed for consideration by the City Council at this meeting has been continued to a date certain of April 22, 2020.

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 Constantine

ROLL CALL ATTENDANCE

Minutes Clerk Angie Gonzalez

DECLARATION OF POSTING AGENDA

Per Government Code Section 54954.2

Minutes Clerk Angie Gonzalez

CITY MANAGER'S REPORT

City Manager Christina Turner

CITY MANAGER'S REPORT SUPPLEMENT

CITY ATTORNEY'S REPORT

City Attorney Donald Larkin

RECOGNITIONS

Recognizing and honoring Dolores Huerta

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. FEBRUARY 2020 FINANCIAL AND INVESTMENT REPORT

Recommendation:

Accept and file report.

2. ADOPT RESOLUTION APPROVING FY2020-21 LIST OF STREET REHABILITATION PROJECTS FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT

Recommendation:

Adopt resolution approving a list of street rehabilitation projects to be funded by SB 1, The Road Repair and Accountability Act of 2017.

3. APPROVE AGREEMENTS FOR ON-CALL GENERAL CONTRACTORS

Recommendation:

1. Award two-year On-Call General Contractor Services contracts to the following general contractors in the amount of \$200,000: DRP Builders, Inc., Weston Construction, Inc., Valenti Builders, Inc., Castlewood Construction Company, Inc. and Tucker Construction, Inc.; and
2. Authorize the City Manager to execute and administer the On-Call General Contractor Services contracts with DRP Builders, Inc., Weston Construction, Inc., Valenti Builders, Inc., Castlewood Construction Company, Inc. and Tucker Construction Inc.

4. APPROVE FIRST AMENDMENT TO GENERATOR MAINTENANCE SERVICES AGREEMENT

Recommendation:

Approve and authorize the City Manager to execute and administer an amendment to increase the not to exceed amount by \$25,000 for the current service maintenance agreement with Got Power, Inc. dba CD & Power for a total contract amount of \$144,475 for generator maintenance and repair services.

5. APPROVE THE APRIL 1, 2020 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

6. ADOPT HOUSING CRISIS ACT OF 2019: SB 330 IMPLEMENTATION ORDINANCE

Recommendation:

1. Open/close the public hearing;
2. Waive the first and second reading of the ordinance Implementing SB 330, Suspending Certain Growth Management Provisions of Residential Development Control System (RDCS) until January 1, 2025; and
3. Introduce ordinance.

Estimated Time: 15 Minutes

7. APPROVE SOLID WASTE MANAGEMENT RATE ADJUSTMENT FOR 2020

Recommendation:

Adopt resolution approving an adjustment in the maximum allowable solid waste charges effective July 1, 2020.

Estimated Time: 10 Minutes

OTHER BUSINESS

8. APPROVE CONSULTANT AGREEMENT WITH DAVID J. POWERS AND ASSOCIATES, INC. (DJPA) FOR PREPARATION OF THE ANNEXATION ENVIRONMENTAL IMPACT REPORT (ANNEXATION EIR)

Recommendation:

Approve and authorize the City Manager to execute and administer a Consultant Agreement with David J. Powers and Associates, Inc. for the not to exceed amount of \$219,000 for preparation of the Annexation Environmental Impact Report.

Estimated Time: 15 Minutes

9. APPROVE CONTRACT WITH DAVID J. POWERS AND ASSOCIATES FOR ASSISTANCE IN REVIEWING THE CALIFORNIA HIGH SPEED RAIL AUTHORITY DRAFT ENVIRONMENTAL IMPACT REPORT AND INITIAL STUDY (EIR/EIS)

Recommendation:

Approve and authorize the City Manager to execute and administer a Consultant Agreement with David J. Powers and Associates for the not to exceed amount of \$104,772 to review and provide technical support services for the Draft Environmental Impact Report (EIR) and Initial Study (EIS) for the San Jose to Merced segment of High Speed Rail through Morgan Hill.

Estimated Time: 15 Minutes

10. RATIFY EMERGENCY RENT FREEZE ORDER

Recommendation:

Ratify the rent freeze order executed on April 8, 2020.

Estimated Time: 10 Minutes

11. DISCUSS REQUEST FOR FUTURE AGENDA ITEMS RELATED TO COVID-19

Recommendation:

Discuss whether to consider moving forward with any of the following:

1. Local rent eviction ordinance;
2. Local rent control ordinance;
3. General Fund support of businesses; and
4. Creation of an economic development taskforce.

Estimated Time: 30 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 cityclerk@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 cityclerk@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

To sustain a safe, inclusive, socially responsible, environmentally conscious, and economically sound community

Choose Morgan Hill

The City of Morgan Hill is the best community for people to live, work, visit, and operate their businesses.

City Council Ongoing Priorities

- Enhancing Public Safety
- Protecting the Environment and Preserving Open Space and Agricultural Land
- Maintaining Infrastructure
- Supporting our Youth, Seniors, and Entire Community
- Fostering a Positive Organizational Culture
- Preserving and Cultivating Public Trust
- Preserving our Community History
- Enhancing Diversity and Inclusiveness
- Advancing Regional Initiatives

2020-2021 Strategic Priorities

- **Fiscal Sustainability**
- Affordable Housing and Homelessness
- Community Engagement and Messaging
- Economic Development
- Transportation