

## CITY OF HOLLISTER AGENDA

for **City Council Meeting**

of **February 16, 2016**, on or after the hour of **6:30 p.m.** in the City Council Chambers, City Hall, 375 Fifth Street, Hollister, CA.

### NOTICE TO PUBLIC

Persons who wish to address the City Council are asked to complete a Speakers Card and give it to the City Clerk prior to addressing the City Council. Those who wish to address the City Council on an agenda item will be heard when the presiding officer calls for comments from the audience. City related items not on the agenda will be heard under the Public Input Section C of the agenda. Following recognition persons desiring to speak are requested to advance to the podium and state their name and address. After hearing audience comments, the public portion of the meeting will be closed and the matter brought to the City Council for discussion.

Requests to make presentations to the City Council should be submitted to the City Clerk's Office at least ten days prior to the City Council meeting. It is customary for City staff members to review such matters prior to formal presentation in order that the City Council may have the benefit of all available data. PowerPoint presentations must be presented to the City Clerk by Noon on the day of the City Council meeting.

### Call to Order

**Roll Call:** Mayor Ignacio Velazquez, City Council Members Karson Klauer, Victor Gomez, Raymond Friend, and Mickie Solorio Luna, City Manager William Avera, City Attorney Bradley Sullivan, Chief of Police David Westrick, and City Clerk Thomas Graves.

### CLOSED SESSION: 6:00 P.M.

- A. Public comment (limited to any item listed on the Closed Session agenda).
- B. Conference with Legal Counsel – Pending Litigation (§ 54956.9): (2) cases.

**Adjournment** – The City Council will adjourn to a Joint Powers Financing Authority meeting.

### CALL TO ORDER – AS JOINT POWERS FINANCING AUTHORITY

**Roll Call:** Chair Ignacio Velazquez, Directors Karson Klauer, Victor Gomez, Raymond Friend, and Mickie Solorio Luna, Executive Director William Avera, JPA Attorney Bradley Sullivan, Sergeant at Arms David Westrick, and Authority Clerk Thomas Graves.

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## Verification of Agenda Posting

**Note:** This meeting of the Joint Powers Financing Authority is in accordance with Section 54952.3 of the Brown Act. Councilmembers serving as Joint Powers Authority Directors receive no additional compensation for this meeting.

**AA. A.0.3** RESOLUTION NO. 2016-01 FA, A RESOLUTION BY THE HOLLISTER JOINT POWERS FINANCING AUTHORITY, APPROVING THE ISSUANCE AND SALE OF WASTEWATER REVENUE BONDS, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT, AND APPROVING THE EXECUTION OF DOCUMENTS AND ACTIONS RELATED THERETO.

The 2016 Bonds will be issued by the Hollister Joint Powers Financing Authority to refund the outstanding 2006 and 2007 Bonds for economic savings.

Staff recommends that the Council and the Hollister Joint Powers Authority each adopt a resolution to approve the issuance of Wastewater Revenue Bonds in an amount not to exceed \$90 million and approve in substantially final form the draft Preliminary Official Statement, the Trust Indenture, Installment Purchase Agreement, Continuing Disclosure Agreement, Bond Purchase Contract, and Escrow Agreement, with staff authorized to make adjustments as necessary.

## Adjournment – of the Joint Powers Financing Authority

**CALL TO ORDER – AS THE CITY COUNCIL**

**Closed Session:** City Attorney Report Out

## Installation and Oath of Office - Youth Advisory Committee

**A. CONSENT RESOLUTION (February 1, 2015):**

All items listed under Consent Resolution will be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the City Council or a Staff member.

**Consent Items are Numbers A1, A1.2, A2, A3, A4, A5, A6, and A7.**

A1. Minutes of the regular City Council meeting of February 1, 2016. (CC)

**Recommendation:** That the City Council APPROVE the Minutes of the regular City Council meeting of January 19, 2016.

A1.2 Minutes of the special City Council meeting of January 25, 2016. (CC)

**Recommendation:** That the City Council APPROVE the Minutes special City Council meeting of January 25, 2016.

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A2. Warrant Registers.

The City Council will ratify and approve the following Warrant Registers for the General-Special-Enterprise-Assessment Funds dated:

- January 28, 2016, in the amount of \$ 396,479.95
- February 4, 2016, in the amount of \$ 270,871.75

A3. RESOLUTION NO. 2016-12, AUTHORIZING THE FIRE CHIEF TO CHANGE THE JOB TITLE OF ADMINISTRATIVE CAPTAIN F-73, AND TO ESTABLISH THE POSITION OF BATTALION CHIEF AT THE HOLLISTER FIRE DEPARTMENT, AND TO ADOPT A JOB DESCRIPTION FOR BATTALION CHIEF. (FD)

This item will authorize the Fire Chief to establish the position of Battalion Chief within the Hollister Fire Department.

**Recommendation:** Adopt Resolution No. 2016-12, Authorizing the Fire Chief to change the job title of Administrative Captain F-73, to Establish the Position of Battalion Chief for the City of Hollister Fire Department, adopting the Job Description for Battalion Chief.

A4. RESOLUTION NO. 2016-13, A RESOLUTION TO ALLOW THE FIRE DEPARTMENT TO APPLY FOR THE ASSISTANCE TO FIREFIGHTERS GRANT (AFG) FOR THE PURPOSE OF ADEQUATE PERSONAL PROTECTIVE EQUIPMENT FOR 21 FIREFIGHTERS AND THE PURCHASE OF A MUCH NEEDED TYPE 3 FIRE ENGINE TO COVER THE URBAN INTERFACE. (FD)

This Resolution will allow the Fire Department to apply for the 2016 Assistance to Firefighters Grant. This grant is for the purpose of equipping 21 Firefighters with personal protective equipment and the purchase of a Type 3 Fire Engine.

**RECOMMENDATION:** Adopt Resolution No. 2016-13, authorizing the Fire Department to apply for the 2016 Assistance to Firefighters Grant.

A5. RESOLUTION NO. 2016-14, A RESOLUTION OF THE CITY COUNCIL APPROVING A TRANSFER OF RESERVE FUNDS FROM FUND 601 TO DESIGNATED FUND BALANCE ACCOUNTS.

This Resolution would instruct the Administrative Services Director to transfer \$400,000 from Fund 601 reserves to 4 Designated Fund Balance Accounts.

**Recommendation:** That the City Council ADOPT Resolution No. 2016-14, approving the transfer.

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- A6. RESOLUTION NO. 2016 – 15, A RESOLUTION OF THE CITY COUNCIL APPROVING A SUPPLEMENTAL APPROPRIATION OF \$25,000 FOR THE CONSTRUCTION OF A DOG PARK FACILITY AT KLAUER PARK.

Staff is requesting that the city council approve the resolution allowing a supplemental appropriation of \$25,000 for the construction of a dog park facility at Klauer Park.

**Recommendation:** That the City Council ADOPT Resolution No. 2016-15, approving the appropriation.

- A7. Accepting Notice of Determination.

The City Council will accept and addendum to an existing EIR for a Reclaimed Water Storage Pond at the seasonal storage reservoir.

**Recommendation:** That the City Council ACCEPT the Notice of Determination.

**B. CITY OF HOLLISTER AS THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY:**

None.

**C. PUBLIC INPUT:**

This portion of the agenda is where a member of the public may address the City Council relating to any matter within the City Council's jurisdiction that is not on the agenda. If the subject relates to an agenda item, the speaker should address the City Council at the time the item is considered. Oral comments are limited to three (3) minutes per person, with a maximum of 30 minutes per subject. Speaker Cards will be available in the Council Chambers and are to be completed and given to the City Clerk prior to discussion. When the City Clerk calls your name, please come to the podium, state your name for the record, and speak to the City Council. Please note that state law prohibits the City Council from discussing or taking action on any item not on the agenda.

Note: Time allotted to speakers may be increased or decreased at the Presiding Officer's discretion.

**D. PETITIONS, REMONSTRANCE'S, AND COMMUNICATIONS:**

1. City Manager's oral report.

The City Manager will give an oral report regarding activities and/or any public comments or presentations.

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**E. PUBLIC HEARINGS (After the hour of 6:30 p.m.)**

1. Read by Title Only, Waive Full Reading, and Adopt ORDINANCE NO. 1125, AN ORDINANCE AMENDING MUNICIPAL CODE CHAPTER 17.24.250, PREZONING OF SPECIFICALLY DESCRIBED REAL PROPERTIES (APNS 019-400-001, 019-400-002, 019-400-003, 019-400-004, 019-400-005, 019-400-006, 019-400-007, 019-400-008, 019-400-009, 019-400-010, 019-400-011, 019-400-012, 019-400-013, 019-400-014) TO MEDIUM DENSITY RESIDENTIAL PERFORMANCE OVERLAY ZONING DISTRICT.

An ordinance to prezone 4.71 acres consisting of 14 parcels for future annexation in the R3-M/PZ Medium Density Residential Performance Overlay Zoning District.

**RECOMMENDATION:**

1. That the City Council hold a public hearing.
  2. Read by Title Only, Waive full reading and Introduce Ordinance No. 1125, an Ordinance of the City of Hollister to amend Title 17.24.250 of the Zoning Code of the Hollister Municipal Code to prezone property for annexation.
  3. Schedule a second reading and adoption of the ordinance for the March 7, 2016 City Council Meeting.
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2. RESOLUTION NO. 2016-16, A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PREZONE 2013-2 AND AN ORDINANCE, No. 1126, AMENDING MUNICIPAL CODE CHAPTER 17.24.250 PREZONING OF SPECIFICALLY DESCRIBED REAL PROPERTIES (APNS 019-110-031 AND 019-120-038) TO MEDIUM DENSITY RESIDENTIAL PERFORMANCE OVERLAY ZONING DISTRICT.

Resolution Adopting a Mitigated Negative Declaration for Prezone 2013-2 and an Ordinance to prezone 37.28 acres for future annexation in the R3-M/PZ Medium Density Residential Performance Overlay Zoning District.

**RECOMMENDATION:**

1. Staff recommends that the City Council hold a public hearing
2. Adopt Resolution No. 2016-16, adopting the Mitigated Negative Declaration for Prezone 2013-2 and approving the Mitigation Monitoring and Reporting Program.
3. Read by Title Only, Waive full reading and Introduce Ordinance No. 1126, an Ordinance of the City of Hollister to amend Title 17.24.250 of the Zoning Code of the Hollister Municipal Code to prezone property for annexation.
4. Schedule a second reading and adoption of the ordinance for the March 7, 2016 City Council Meeting

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**F. INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCES:**

1. RESOLUTION NO. 2016-17, A RESOLUTION OF THE CITY COUNCIL INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR LANDSCAPE AND LIGHTING DISTRICT NO. 93-1, AND ORDER THE CITY ENGINEER TO PREPARE AND FILE THE REQUIRED SPECIAL DISTRICT REPORT.

This Resolution will initiate Proceedings for the Levy and Collection of Annual Assessments for Landscape and Lighting District No. 93-1 and Order the City Engineer to Prepare and File the Required Special District Report for Fiscal Year 2016 / 2017.

RECOMMENDATION: That the City Council Resolution No. 2016-17, initiating proceedings for the Levy & Collection of Annual Assessments for Landscape and Lighting District 93-1.

2. RESOLUTION NO. 2016-18, A RESOLUTION OF THE CITY COUNCIL APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT FOR LADD RANCH DEVELOPMENT, TRACT NO. 319, AND AUTHORIZING EXECUTION OF THE AGREEMENT FOR THE IMPROVEMENT WITH K. HOVNANIAN HOMES OF NORTHERN CALIFORNIA.

Consider approval of the subdivision improvement agreement for an eighty two (82) lot subdivision located at south of Southside Road between San Benito St. & Ladd Lane. Authorize execution of the agreement for the improvement of associated infrastructure requirements.

RECOMMENDATION: That the City Council ADOPT Resolution No. 2016-18, approving the subdivision improvement agreement for Ladd Ranch Development, Tract No. 319 and authorizing execution of the agreement for the improvement with K. Hovnanian Homes of Northern California

3. RESOLUTION NO. 2016-19, A RESOLUTION APPROVING THE ISSUANCE AND SALE OF WASTEWATER REVENUE BONDS BY THE HOLLISTER JOINT POWERS FINANCING AUTHORITY, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT, AND APPROVING THE EXECUTION OF DOCUMENTS AND ACTIONS RELATED THERETO.

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RECOMMENDATION: That the Council and the Hollister Joint Powers Authority each adopt a resolution to approve the issuance of Wastewater Revenue Bonds in an amount not to exceed \$90 million and approve in substantially final form the draft Preliminary Official Statement, the Trust Indenture, Installment Purchase Agreement, Continuing Disclosure Agreement, Bond Purchase Contract, and Escrow Agreement, with staff authorized to make adjustments as necessary.

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4. RESOLUTION NO. 2016-10, A RESOLUTION OF THE CITY COUNCIL APPROPRIATING AN AMOUNT ANNUALLY FOR THE SUPPORT AND MAINTENANCE OF THE HOLLISTER DOWNTOWN ASSOCIATION'S ECONOMIC DEVELOPMENT ACTIVITIES. (CM)

Note: This item is continued from the special city council meeting of February 8, 2016.

The City Council will consider a request from the Hollister Downtown Association to provide annual funding to support the HDA's economic development activities.

**G. REPORTS OF CITY COUNCIL, OFFICERS, BOARDS, AND COMMITTEES:**

1. Reports from City Council Members regarding Committees on which they serve.

Receive oral reports from members regarding the activities of various Ad Hoc and Standing City Council Committees, and take action as appropriate.

2. Informational Reports from City Council, City Manager, City Attorney, City Clerk, and Staff.

Receive informational oral reports from the City Council, City Manager Avera, the City Attorney, Chief of Police Westrick, City Clerk Graves, and other Staff as applicable.

**H. UNFINISHED BUSINESS:**

None.

**I. NEW BUSINESS:**

None.

**J. MISCELLANEOUS:**

None.

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**K. CITY OF HOLLISTER AS THE HOUSING SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY:**

1. Review Annual Report on the Hollister Successor Agency Low and Moderate Income Housing Asset Fund for Fiscal Year 2014-15 pursuant to Health and Safety Code §34176.1(f) and consider recommendations to reduce a surplus in the fund.

The Council will receive the annual report summarizing the financial condition of the City of Hollister Housing Successor Low and Moderate Income Housing Asset Fund (the "LMIHAF") and the audit of the fund as required in Health and Safety Code §34176.1(f). The City Council will also consider recommended steps to reduce the one million dollar surplus of LMIHAF funds.

**RECOMMENDATION:** Staff recommends that the City Council:

- 1) RECEIVE the annual report on the Low and Moderate Income Housing Asset Fund for Fiscal Year 2014/15 and direct staff to post the report on the City's website; and
- 2) DIRECT staff to draft and release a request for proposal for the acquisition and rehabilitation of multi-family rental housing for rent to extremely low income households and very low income households earning between 60 and 80% of the area median income.

**ADJOURNMENT:**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4300, extension 16. Notification of 48 hours prior to the meeting will enable the City to attempt to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].*

*Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at City Hall, 375 Fifth Street, Hollister, Monday through Friday, 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (City Hall is closed between 12:00 and 1:00 p.m.)*

*Such documents may also be available on the City of Hollister website pursuant to Ordinance No. 1080, subject to staff's ability to post the documents before the meeting.*

Notice to anyone attending any public meeting: The meeting may be broadcast live on Cable Channel 17 and/or videotaped or photographed. Recent City Council meetings may also be viewed at <http://vp.telvue.com/player?id=T01268&video=10250> and periodically on Cable Channel 17.

Next City Council Meetings scheduled for:

- Regular City Council Meeting – Monday, March 7, 2016, at 6:30 p.m.
- Regular City Council Meeting – Monday, March 21, 2016, at 6:30 p.m.
- Regular City Council Meeting – Monday, April 4, 2016, at 6:30 p.m.
- Regular City Council Meeting – Monday, April 18, 2016, at 6:30 p.m.