

## CITY OF HOLLISTER AGENDA

for City Council Meeting

of **October 17, 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 before 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 before the City Council meeting. It is customary for City staff members to review such matters before formal presentation so 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.

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

- i. Public Comment, limited to item ii. listed on the Closed Session agenda below.
- ii. Conference with Legal Counsel – Initiation of litigation pursuant to § 54956.9(c):  
  
2 Cases.

### REGULAR SESSION: ON OR AFTER THE HOUR OF 6:30 P.M.

#### Call to Order

#### Pledge of Allegiance

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

#### Verification of Agenda Posting

**PROCLAMATION – Honoring the Stewardship of Karem Malek.**

**A. CONSENT CALENDAR (October 17, 2016):**

All items listed on the Consent Calendar will be enacted in one motion. There will be no separate discussion of these items unless requested by a member of the City Council or a staff member. Members of the public must secure the agreement of a council member or the mayor to have an item pulled for separate discussion.

**Consent Items are Numbers A1, A1.2, A2, A3, A4, A5, A6, A7, A8 and A9.**

1. This number not used.
2. Warrant Registers (Administrative Services)

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

September 16, 2016, in the amount of	\$ 1,852,052.05
September 27, 2016, in the amount of	\$ 246,130.88
October 3, 2015/2016, in the amount of	\$ 3,709.45
October 3, 2016, in the amount of	\$ 786,180.93
October 6, 2016, in the amount of	\$ 220,985.92
October 6, 2016, in the amount of	\$ 354,803.41
October 7, 2016, in the amount of	\$ 192,513.89
October 7, 2016, in the amount of	\$ 29,469.72

3. Request to pursue a sole-source contract for services for a Tax Increment Financing analysis for establishment of Community Revitalization and Investment Authority (CRIA) in Hollister. (Development Services)

**Description:** The City Council will consider a request to negotiate a sole source contract for future approval with RSG Consultants to prepare a Tax Increment Financing analysis for the possible establishment of a Community Revitalization and Investment Authorities.

**Recommendation:** Staff recommends that the City Council direct staff by consensus to prepare a contract with RSG Consultants for City Council approval to conduct a feasibility analysis for the establishment of a CRIA.

4. Claim Against the City – LWP Claims Solutions, Inc/Bobsin. (City Clerk)

**Description:** A claim against the City was filed on September 29, 2016 by LWP Claims Solutions, Inc. /Kendra Bobsin on September 29, 2016.

**Recommendation:** Staff recommends City Council deny the claim against the City filed by LWP Claims Solutions, Inc./Kendra Bobsin and direct staff to send the Notice of Rejection of Claim to the claimant.

5. RESOLUTION NO. 2016 – 157, A RESOLUTION OF THE CITY COUNCIL APPROVING A SUPPLEMENTAL APPROPRIATION IN AN AMOUNT NOT TO EXCEED \$25,000 FOR EXPANDED HOMELESS SERVICES. (City Manager)

**Description:** The City Council will consider a Resolution approving an appropriation to expand the number of beds at the Winter Shelter Program at the Migrant Center. The amount of additional funding from the City and the County will potentially assist an additional 40 individuals throughout the winter months.

**Recommendation:** That the City Council adopt resolution No. 2016-157.

6. This number not used.

7. RESOLUTION NO. 2016-160, A RESOLUTION AUTHORIZING TEMPORARY STREET CLOSURES FOR THE 26TH ANNUAL LIGHTS ON CELEBRATION TO BE HELD ON NOVEMBER 26, 2016. (City Clerk)

**Description:** This Resolution will authorize temporary street closures for the 26th Annual Lights On Celebration to be held on Saturday, November 26, 2016.

**Recommendation:** Adopt Resolution No. 2016-160, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING TEMPORARY STREET CLOSURES FOR THE 26th ANNUAL LIGHTS ON CELEBRATION.

8. Considering the application of Mr. Johnny Rosa to serve as Councilmember Klauer's appointee to the Planning Commission. (City Clerk)

**Recommendation:** That the City Council confirm Mr. Johnny Rosa's application to serve on the City Planning Commission. Mr. Rosa's term will expire on June 30, 2018.

9. RESOLUTION NO. 2016-163, DIRECTING STAFF TO MAKE AN APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) FOR THE CITY TO PROVIDE SEWER SERVICE OUTSIDE OF ITS JURISDICTIONAL BOUNDARIES BUT WITHIN THE SPHERE OF INFLUENCE AND WITHIN THE HOLLISTER URBAN AREA WATER AND WASTEWATER MASTER PLAN TO THE PROPERTY LOCATED AT 880 EL TORO DRIVE, FURTHER IDENTIFIED AS SAN BENITO COUNTY ASSESSOR'S PARCEL NUMBER 020-130-028. (Development Services)

**Description:** This resolution establishes that the CITY would provide sewer service to the property at 880 El Toro Drive, further identified as San Benito County Assessor's Parcel Number 020-130-028 located outside of its jurisdictional boundaries but within the sphere of influence and within the boundaries of the Hollister Urban Area Water and Wastewater Master Plan upon the Local Agency Formation Commission (LAFCO) authorization.

**Recommendation:** The City Council of the City of Hollister approves the following motion: Adopt Resolution No. 2016-163, A Resolution Of The City Council Authorizing The City To Provide Sewer Service Outside Of Its Jurisdictional Boundaries But Within The Sphere Of Influence And Within The Urban Service Area Water And Wastewater Master Plan To The Property Located At 880 El Toro Drive APN 020-130-028, And Directing Staff To Apply To The Local Agency Formation Commission (LAFCO) For Services.

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

None.

**C. PUBLIC INPUT:**

Members of the public may address the City Council on any matter within the City Council's jurisdiction that is not on the agenda. Comments are limited to three (3) minutes per person, with a maximum of 30 minutes per subject. Speaker Cards are available in the Foyer and are to be completed and given to the City Clerk before speaking. State law prohibits the City Council from discussing or taking action on any item which is 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:**

31. City Manager's oral report. **(City Manager)**

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

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

None.

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

50.1 Presentation of Measure E Fiscal Year 2015-2016 Committee Report.

**Description:** Measure E Committee will present a report on the status of Measure E for Fiscal Year 2015-2016.

**Recommendation:** That the City Council Receive the reports, and Provide Direction, if any, to Staff.

50.2 RESOLUTION 2016 –166, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING THE FIRE CHIEF TO AUGMENT THE FIRE DEPARTMENT STAFFING LEVELS BY HIRING SIX (6) PERMANENT FULL TIME FIREFIGHTERS. (Fire Department)

**Description:** This Resolution will authorize the fire department to augment the fire department staffing level by hiring six (6) permanent fulltime firefighters. This will allow the City of Hollister the critical staffing needed to provide service for the City of Hollister and fulfill the contract obligations. The augmentation of the six (6) firefighters will decrease overtime.

**Recommendation:** Adopt Resolution No. 2016-166, a Resolution of the City Council of the City of Hollister authorizing the Fire Chief to Augment the Fire Department Staffing Level by Hiring Six (6) Permanent Full Time Firefighters. In addition, authorize the Administrative Services Director to amend the FY 2016/17 budget in the amount of \$505,000. The adjustment to the fire department overtime budget is estimated at \$165,000.

51. Adoption of City of Hollister's Fiscal Year 2016-2017 Capital Improvement Plan. (Administrative Services)

**Description:** The Hollister City Council is requested to adopt a formal Capital Improvement Plan. The Hollister City Council, after conducting Capital Improvement Plan hearings and reviewing the proposed Capital Improvement Plan, adopts the Capital Improvement Plan with or without changes. This process involves the adoption of a resolution as required by law.

**Recommendation:** THAT THE CITY COUNCIL ADOPT RESOLUTION NUMBER 2016-156, A RESOLUTION ADOPTING THE BUDGET FOR THE CITY OF HOLLISTER FOR THE FISCAL YEAR ENDING JUNE 30, 2017.

52. RESOLUTION 2016 – 145, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT FOR CERRATO SUBDIVISION, TRACT NO. 315, PHASE 1 AND 2 AND AUTHORIZING EXECUTION OF THE AGREEMENT FOR THE IMPROVEMENT WITH CERRATO HOLLISTER, L.P. LLC AND UCP HILLCREST HOLLISTER, LLC. **(Development Services)**

**Description:** Consider approval of the Subdivision Improvement Agreement for a 241 lot residential subdivision, located between Hillcrest Road and Meridian Street and East of Pinnacles National Park Highway (SR 25), and authorize execution of the agreement for the improvement of associated infrastructure requirements.

**Recommendation:** That the City Council Adopt Resolution 2016 - 145 approving the subdivision improvement agreement for Cerrato Subdivision, Tract 315, Phase 1 and 2 and authorizing execution of the agreement for the improvement with Cerrato Hollister, L.P. LLC and UCP Hillcrest Hollister, LLC.

53. RESOLUTION 2016-158, A RESOLUTION OF THE CITY COUNCIL APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THE COTTAGES, TRACT NO. 327, AND AUTHORIZING EXECUTION OF THE AGREEMENT FOR THE IMPROVEMENT WITH PANEGYRIC FINANCIAL, INC. (Development Services)

**Description:** Consider approval of the Subdivision Improvement Agreement for a 39 lot residential subdivision, located south of South Street and west of Westside Boulevard, and authorize execution of the agreement for the improvement of associated infrastructure requirements.

**Recommendation:** Adopt Resolution 2016 -158, approving the subdivision improvement agreement for The Cottages, Tract 327, and authorizing execution of the agreement for the improvement with Panegyric Financial, Inc.

54. RESOLUTION 2016-161, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT FOR ORCHARD PARK, TRACT NO. 324, AND AUTHORIZING EXECUTION OF THE AGREEMENT FOR THE IMPROVEMENT WITH PANEGYRIC FINANCIAL, INC.

**Description:** Consider approval of the Subdivision Improvement Agreement for a 82 lot residential subdivision, located North of Central Avenue, South of Buena Vista Road, West of Calaveras Elementary School, and East of Miller Road, and authorize execution of the agreement for the improvement of associated infrastructure requirements.

**Recommendation:** That the City Council Adopt Resolution 2016 161, approving the subdivision improvement agreement for Orchard Park, Tract 324, and authorizing execution of the agreement for the improvement with Panegyric Financial, Inc.

55. RESOLUTION 2016-162, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT FOR ORCHARD RANCH, TRACT NO. 325, AUTHORIZING EXECUTION OF THE AGREEMENT FOR THE IMPROVEMENT WITH KHBV GROUP LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION.

**Description:** Consider approval of the Subdivision Improvement Agreement for a 53 lot residential subdivision, located between Buena Vista Road and Central Ave. north of Carnoble Drive and authorize execution of the agreement for the improvement of associated infrastructure requirements.

**Recommendation:** That the City Council Adopt Resolution 2016 -162, approving the subdivision improvement agreement for Orchard Ranch, Tract No. 325, and authorizing execution of the agreement for the improvement with KHBV Group LLC, a California Limited Liability Corporation.

56. RESOLUTION 2016 – 164, A RESOLUTION OF THE CITY COUNCIL APPROVING INCENTIVES FOR JOB CREATION AND RETENTION WITH TEKNOVA INDUSTRIES

**DESCRIPTION:** The City Council will consider a request from Teknova, a Hollister based manufacturer of specialty biotechnology media, to partner with the City to expand their existing 45,000 facility to another 80,000 square feet by providing a variety of incentives.

**RECOMMENDATION:** City Council receives report and adopt Resolution No. 2016-164, A Resolution of the City Council Approving Business Expansion Incentives between the City of Hollister and Teknova.

57. RESOLUTION NO. 2016-165, A RESOLUTION OF THE CITY COUNCIL GIVING AUTHORIZATION TO INITIATE A GENERAL PLAN AMENDMENT TO CHANGE THE ZONING FROM WEST GATEWAY MIXED-USE WHICH REQUIRES 20 TO 35 DWELLING UNITS PER NET ACRE, TO MEDIUM DENSITY RESIDENTIAL (MDR) THAT WOULD REQUIRE 8 TO 12 UNITS PER NET ACRE INSTEAD. THE PARCEL IS APPROXIMATELY 4.82 ACRES, LOCATED SOUTH OF 4TH STREET, NORTH OF JAN AVE., WEST OF WESTSIDE BLVD AND EAST OF SPRING DRIVE, FURTHER IDENTIFIED AS SAN BENITO COUNTY ASSESSOR'S PARCEL NUMBERS 052-300-001.

**Description:** Section 17.24.290 of the HMC requires City Council authorization to initiate a general plan amendment. Council initiation of a general plan amendment shall require four affirmative votes of the Council.

**Recommendation:** The City Council approves the following motion: Adopt Resolution No. 2016-165, A Resolution Of The City Council Authorizing The Initiation Of General Plan Amendment No. 2016-3 For The Property Identified As San Benito County Assessor Parcel Numbers: 052-300-001.

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

61. 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 additional action as appropriate.

62. Informational Reports from City Council, City Manager, City Attorney, and City Clerk.

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, and take action as appropriate.

63. State of California Proposition 64.

The City Council will receive requested report on Proposition 64 from Staff. (City Manager)

**H. UNFINISHED BUSINESS:**

None.

**I. NEW BUSINESS:**

None.

**J. MISCELLANEOUS:**

None.

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

None.

**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].*

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, November 7, 2016, at 6:30 p.m.

Regular City Council Meeting – Monday, November 21, 2016, at 6:30 p.m.

Regular City Council Meeting – Monday, December 5, 2016, at 6:30 p.m.

Regular City Council Meeting – Monday, December 19, 2016, at 6:30 p.m.