

**CITY OF HOLLISTER AGENDA
SPECIAL MEETING AGENDA**

for Special City Council Meeting
of **April 17, 2017**, on or after the hour of **4:00 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 evening 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.

Requests to make presentations to the City Council should be submitted to the City Clerk's Office at least three days before the City Council meeting. It is customary for City staff members to review such matters before the 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.

100. DISTRICT 4 CANDIDATE INTERVIEWS - 4:00 P.M.

Call to Order

Verification of Agenda Posting (City Clerk)

Roll Call: Mayor Ignacio Velazquez, Vice Mayor Karson Klauer (District 3), City Council Members Raymond Friend (District 1), Mickie Solorio Luna (District 2), City Manager William Avera, City Attorney Bradley Sullivan, Chief of Police David Westrick, and City Clerk Thomas Graves. **(City Clerk)**

101. Candidate Roll Call: Jacob Aguirre, Tim Burns; Jim Gillio; Adolfo Gonzalez; David Huboi; Robert Marden; Marty Richman; Ashley Sand; William Woodall.

Candidates will exit to the downstairs conference room.

Public Comment – Limited to any candidate being interviewed today for the empty Council District 4 seat. Comments are limited to three minutes maximum per speaker, and 30 minutes total.

Applicant Interviews: Applicants will be interviewed in random order. Maximum interview time will be 12 minutes per candidate.

102. Council members will motion for a particular candidate. Candidates must have a second to proceed to a vote. All votes will be a roll call by the City Clerk. The successful candidate must attain at least three votes of the City Council. The Council will continue to nominate, second and vote until a candidate is picked. The successful candidate will be sworn in on May 1, 2017, on or after the hour of 6:00 p.m.

**CITY OF HOLLISTER AGENDA
REGULAR MEETING AGENDA**

for Regular City Council Meeting

of **April 17, 2017**, on or after the hour of **6:00 p.m.**, in the City Council Chambers, City Hall, 375 Fifth Street, Hollister, CA.

CLOSED SESSION – On or after the hour of 6:00 P.M.

- I. Public comment (limited to any item listed on the Closed Session agenda).
- II. A Closed Session will be held by the City Council of the City of Hollister to discuss the following matters:
 - i. Conference with Legal Counsel – Existing Litigation (**City Attorney**) Pursuant to §54956.9: (One Case)
 - ii. Public Employee Appointment Pursuant to § 54957(b)(1) (One Case) Title: (City Manager) (**City Manager**)

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 Karson Klauer (District 3), City Council Members Raymond Friend (District 1), Mickie Solorio Luna (District 2), City Manager William Avera, City Attorney Bradley Sullivan, Chief of Police David Westrick, and City Clerk Thomas Graves. (**City Clerk**)

Verification of Agenda Posting (City Clerk)

City Attorney Oral Report on Closed Session (City Attorney)

A. CONSENT CALENDAR (March 17, 2017):

All items listed on the Consent Calendar will be enacted in one motion authorizing the 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 A.2, A.3, A.4, A5, A.6., A.7., A.8., A.9., A.10., A.11., A.12., A.14., A.15.

City Council Meeting Agenda
April 17, 2017

1. This item was pulled by the City Clerk.

2. Warrant Registers (**Administrative Services**)

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

2.1	March 27, 2017	442,483.03
2.2	April 3, 2017	824,779.15
2.3	April 5, 2017	225,625.97
2.4	April 5, 2017	352,798.33

3. Claims Against the City - No Claims (**City Clerk**)

4. **TITLE:** RESOLUTION NO. 2017-87, APPROVING A REQUEST FOR SPECIFICATIONS FOR THE PUBLICATION OF LEGAL NOTICES FOR THE CITY OF HOLLISTER FOR FY 2017/2018.

DESCRIPTION: This Resolution will authorize staff to request specifications for the publication of the City's legal notices for 2017-2018 under the Government Code.

RECOMMENDATION: That the City Council approve Resolution 2017-87, a Resolution of the City Council of the City of Hollister directing the City Clerk to request a proposal for the publication of legal notices for the City of Hollister.

5. **TITLE:** RESOLUTION NO. 2017-88, APPROVING A TEMPORARY STREET CLOSURE FOR THE AMERICAN LEGION RIDERS CONVENTION ON APRIL 22 AND 23, 2017.

DESCRIPTION: This Resolution approves the temporary closure of 7th Street between East Street and Sally Street for the American Legion Riders Convention at Veteran's Memorial Building.

RECOMMENDATION: City Council Motion To Adopt Resolution No. 2017-88, A Resolution Of The City Council Of The City Of Hollister Approving Temporary Street Closure Of 7th Street For The American Legion Riders Convention.

6. **TITLE:** RESOLUTION NO. 2017-89, APPROVING THE APPOINTMENT OF A PRIMARY DELEGATE TO THE POLICY BOARD OF THE COMMUNITY CHOICE ENERGY PROGRAM, AND APPROVING THE APPOINTMENT OF AN ALTERNATE DELEGATE TO THIS SAME BOARD.

DESCRIPTION: As a part of the agreement executed on February 21, 2017, the Mayor will appoint a Primary and an Alternate to the Community Choice Energy Program.

RECOMMENDATION: That the City Council adopt Resolution No. 2017-89, approving the Mayor's appointments.

7. **TITLE:** RESOLUTION NO. 2017-90, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE PROPOSED BOUNDARY OF 1051 MONTEREY STREET FOR THE ANNEXATION OF TERRITORY INTO COMMUNITY FACILITY DISTRICT NO. 2, ANNEXATION NO. 19 (POLICE & FIRE SERVICES)

DESCRIPTION: Consider approval of the boundary of 1051 Monterey Street for the Community Facility District No. 2 Annexation No.19 for the Police and Fire Services and authorize execution of the agreement for the proposed boundary.

RECOMMENDATION: Adopt Resolution No. 2017-90, A Resolution of the City Council of the City of Hollister approving the proposed boundary of 1051 Monterey Street for the annexation of territory into Community Facility District No. 2 Annexation No. 19 (Police & Fire Services).

8. **TITLE:** RESOLUTION NO. 2017-91, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE PROPOSED BOUNDARY OF 1051 MONTEREY STREET FOR THE ANNEXATION OF TERRITORY INTO COMMUNITY FACILITY DISTRICT NO. 4 ANNEXATION NO. 14 (PUBLIC FACILITIES SERVICES)

DESCRIPTION: Consider approval of the boundary of 1051 Monterey Street for the annexation of territory into Community Facility District No. 4 Annexation No. 14 (Public Facilities Services), and authorize execution of the agreement for the proposed boundary.

RECOMMENDATION Adopt Resolution No. 2017-91, a Resolution of the City Council of the City of Hollister approving the proposed boundary of 1051 Monterey Street for the annexation of territory into Community Facility District No. 4 Annexation No. 14 (Public Facilities Services).

9. **TITLE:** RESOLUTION NO. 2017-92, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE PROPOSED EXPANSION OF THE BOUNDARY OF COMMUNITY FACILITY DISTRICT NO. 2 TO PROVIDE FOR FUTURE ANNEXATIONS OF TERRITORY.

DESCRIPTION: Consider approval of the proposed expansion of the boundary of Community Facility District No. 2 (CFD No.2) to provide for future annexation of territory to the City of Hollister (Police and Fire Services).

RECOMMENDATION Adopt Resolution No. 2017-92, A Resolution of the City Council of the City of Hollister approving the proposed expansion of the boundary of Community Facility District No. 2 (Police and Fire Services).

10. **TITLE:** RESOLUTION NO. 2017-93, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE PROPOSED EXPANSION OF THE BOUNDARY OF COMMUNITY FACILITY DISTRICT NO. 4 TO PROVIDE FOR FUTURE ANNEXATIONS OF TERRITORY.

DESCRIPTION: Consider approval of the proposed expansion of the boundary of Community Facility District No. 4 (CFD No.4) to provide for future annexation of territory to the City of Hollister (Public Facility Services).

RECOMMENDATION Adopt Resolution No. 2017-93 Resolution of the City Council of the City of Hollister approving the proposed expansion of the boundary of Community Facility District No. 4 (Public Facility Services).

11. **TITLE:** RESOLUTION NO. 2017-94, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER TO AUTHORIZE THE FIRE DEPARTMENT TO AWARD THE PURCHASE OF TWO (2) TYPE 1 FIRE ENGINES AND TWO (2) TYPE 6 FIRE ENGINES TO THE NATIONAL JOINT POWERS ALLIANCE (NJPA) COOPERATIVE CONTRACT PURCHASING.

DESCRIPTION: This Resolution will authorize the Fire Department to finance the purchase of four Fire Engines, two (2) Type 1 and two (2) Type 6 over a ten year period.

RECOMMENDATION: Adopt Resolution No. 2017-94, a Resolution of the City Council authorizing the Fire Department to award the purchase through a ten-year financing program with the First Capital Equipment Corp. and the NJPA Cooperative Contract Purchasing.

12. **TITLE:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING AND AUTHORIZING EXECUTION OF AN EMPLOYMENT AGREEMENT FOR FIRE DIVISION CHIEF.

DESCRIPTION: This item would approve and authorize execution of an employment agreement with Leovardo Alvarez for the position of City of Hollister Fire Chief.

RECOMMENDATION: City Council approve the following motion: Adopt Resolution 2017- A Resolution of the City Council of the City of Hollister Approving an Employment Agreement Between the City of Hollister and Leovardo Alvarez- Fire Division Chief.

13. This item was pulled by the City Clerk..

14. **TITLE:** Resolution No. 2017-97, Approving A Reimbursement Agreement for the Allendale Project.

DESCRIPTION: Resolution No. 2017-97, a Resolution amending the General Plan of approximately 81.01 acres APN 053-370-038, 053-370-037, 019-130-027, and 019-130-026 from High Density Residential which requires 12 to 35 dwelling units per acre to Medium Density Residential which requires 8 to 12 dwelling units per acre and to expand the sphere of influence to encompass the entire site and another ordinance to pre-zone 14.1. (APN 019-130-027 and 019-130-026) to Medium Density Residential Performance Overlay Zoning District and Re-zone (APN 053-370-038 and 053-370-037) to Medium Density Residential Performance Overlay Zoning District and a Resolution adopting an Environmental Impact Report and Mitigation Monitoring and Reporting Program was approved December 5, 2016.

Project application has Environmental Impact Report, Mitigation and Monitoring Program, and Site and Improvement Plans have been the reason for meetings with, and review by, the Planning and Engineering Departments, and Design Review Committee. The project will go to Planning Commission at their April meeting. The form of the Reimbursement Agreement is before the Council for approval.

RECOMMENDATION: The City Council of the City of Hollister approves the Reimbursement Agreement for the Allendale Project.

15. **TITLE:** RESOLUTION NO. 2017-96, A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE ANIMAL CONTROL CONTRACT WITH SAN BENITO COUNTY.

DESCRIPTION: This item would approve an extension of the Agreement with San Benito County for animal control services until June 30, 2017. The current contract expired March 31, 2017. Negotiations are currently underway and should be completed within the extension period.

RECOMMENDATION: That the City Council approve Resolution No. 2017-96 and authorize the Mayor to execute the contract on behalf of the City.

B. THE CITY OF HOLLISTER AS THE SUCCESSOR HOUSING 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.

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 (On or After the hour of 6:30 p.m.)

41. **TITLE: FIRST READING:** ORDINANCE NO. 1138, AN ORDINANCE OF THE CITY OF HOLLISTER TO AMEND TITLE 16, SUBDIVISIONS, AND TITLE 17, ZONING OF THE HOLLISTER MUNICIPAL CODE AND SCHEDULE A SECOND READING AND ADOPTION OF THE ORDINANCE FOR THE MAY 1, 2017 CITY COUNCIL MEETING.

DESCRIPTION: An ordinance with amendments to the Municipal Code to clarify the text, make changes to, and implement standards for Accessory Secondary Residential Units and for Landscape Requirements in the M1 Light Industrial Zoning District and IBP Industrial Business Park Zoning District of the City of Hollister to ensure internal consistency within the Municipal Code.

Conduct a Public Hearing
Open the Public Hearing
Close the Public Hearing

RECOMMENDATION: That The City Council Hold A Public Hearing, Read By Title Only, Waive Full Reading And Introduce Ordinance No. 1138, An Ordinance Of The City Of Hollister To Amend Title 16, Subdivisions, And Title 17, Zoning Of The Hollister Municipal Code And Schedule A Second Reading And Adoption Of The Ordinance on May 1, 2017.

42. **TITLE: FIRST READING:** ORDINANCE NO. 1139, AN ORDINANCE OF THE CITY OF HOLLISTER AMENDING MUNICIPAL CODE CHAPTER 17.24.250 PREZONING OF SPECIFICALLY DESCRIBED REAL PROPERTY (APN 019-040-019 AND 019-040-010) TO LIGHT INDUSTRIAL.

DESCRIPTION: An Ordinance to pre-zone two parcels, one consisting of 1.55 acres and the adjacent parcel of 0.014 acres of land into the Light Industrial (M1) designation for future annexation into the corporate limits of Hollister.

Conduct a Public Hearing
Open the Public Hearing
Close the Public Hearing

RECOMMENDATION:

1. Staff recommends that the City Council hold a public hearing.
2. Read by Title Only, Waive full reading and Introduce Ordinance No. 1139, 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 May 1st, 2017 City Council Meeting.

F. INTRODUCTION AND ADOPTION OF RESOLUTIONS, ORDINANCES, AND REPORTS:

51. **TITLE:** RESOLUTION 2017-85, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF HOLLISTER AND THE SAN BENITO COUNTY ARTS COUNCIL FOR THE UTILITY BOX MURAL PROJECT AND A SUPPLEMENTAL APPROPRIATION FROM THE GENERAL FUND FOR FIVE ADDITIONAL BOXES, AND

RESOLUTION 2017-86, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING A SUPPLEMENTAL APPROPRIATION FOR A PHASE 3 UTILITY BOX PUBLIC ART PROJECT (**Development Services**)

DESCRIPTION: The City Council will consider a resolution approving an Agreement between the City and the San Benito Arts Council to place mural art on the Phase 2 Utility Box Mural Project and adopt a resolution approving a supplemental appropriation to fund a Phase 3 for five additional utility boxes.

RECOMMENDATION: Staff recommends that the City Council receives the report and adopts:

Resolution 2017-85, A Resolution Of The City Council Of The City Of Hollister Approving An Agreement By And Between The City Of Hollister And The San Benito County Arts Council For The Utility Box Mural Project And A Supplemental Appropriation From The General Fund For Five Additional Boxes, And

Resolution 2017-86, A Resolution Of The City Council Of The City Of Hollister Approving A Supplemental Appropriation For A Phase 3 Utility Box Public Art Project.

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

61. **TITLE:** Oral report from RSG Consultants regarding the Phase 1 Tax Increment Financial Feasibility Analysis for the possible establishment of Community Revitalization and Investment Authority (CRIA) and an Enhanced Infrastructure Financing District (EIFD).

RECOMMENDATION: That the City Council receive the report.

62. **TITLE:** Report to the City Council asking for future Approval of the Resolution of Intention (Allendale) to establish the City of Hollister Community Facilities District.

DESCRIPTION: Successor to Development Agreement with the City of Hollister, Award Homes (Developer), seeks approval that will authorize a Resolution of Intention to Establish a City of Hollister Community Facilities District, Goals and Policies for the City of Hollister Community Facilities Districts, including a Future Annexation Area, Boundary Map, and Resolution to Incur Bonded Indebtedness and Resolution Approving Joint Agreements. (Not included.) These will fund design and construction of subdivision improvements.

SUMMARY: In order for the City to secure infrastructure construction for the project, and as conditioned, the property owner is requesting that the City form the City of Hollister Communities Facilities District Number 5 (Infrastructure Construction) (the "CFD") which will establish a special tax on the new homes and apartments within the development. This special tax will be levied and collected annually and used to design and construct improvements within the project. This process was discussed, negotiated and included in the Development Agreement between City and Developer wherein City covenanted to assist Developer in this process. (See Development Agreement page 13-14 and 16 attached.)

The Development Agreement provides in pertinent part:

"Developer may desire to initiate assessment or community facilities district proceedings to finance of all or portions of the design, acquisition and construction costs required to be paid for improvements to be designed and constructed pursuant to the Components. **City shall diligently process such application** . . . "(Section 3.2, Page 13) [Emphasis added.]

63. 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.

64. 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.

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 photograph ed. Recent City Council meetings may also be viewed at <http://vp.telvue.com/player?id=T01268&video=10250> and periodically on Cable Channel 17.

The next City Council Meetings are scheduled for:

Regular City Council Meeting – May 1, 2017, at 6:30 p.m.

Regular City Council Meeting – May 15, 2017, at 6:30 p.m.

Regular City Council Meeting – June 5, 2017, at 6:30 p.m.

Regular City Council Meeting – June 19, 2017, at 6:30 p.m.