

CITY OF HOLLISTER AGENDA

for **City Council Meeting**

of **May 15, 2017, at 6:30 p.m.** in the City Council Chambers, City Hall, 375 Fifth Street, Hollister

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 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.

Call to Order

Pledge of Allegiance

Roll Call: Mayor Ignacio Velazquez, Vice Mayor Klauer, City Council Members Jim Gillio, Raymond Friend, Mickie Solorio Luna, City Manager William Avera, City Attorney E. Soren Diaz, Chief of Police David Westrick, and City Clerk Thomas A. Graves.

Verification of Agenda Posting

CLOSED SESSION: 6:00 p.m.

- A. Public comment (limited to any item listed on the Closed Session agenda).
- B. A Closed Session will be held by the City Council of the City of Hollister to discuss all or some of the following matters:
 - 1. Public Employee Appointment Pursuant to Government Code Section § 54957(b)(1) (One matter)
Title: (City Manager)

Pledge of Allegiance

Roll Call: Mayor Ignacio Velazquez, Vice Mayor Klauer, City Council Members Jim Gillio, Raymond Friend, Mickie Solorio Luna, City Manager William Avera, City Attorney E. Soren Diaz, Chief of Police David Westrick, and City Clerk Thomas A. Graves.

Verification of Agenda Posting

Closed Session: Report Out

PROCLAMATIONS: Peace Officers' May 15-19, 2017
Buddy Poppy Days May 19, and 20, 2017

A. **CONSENT RESOLUTION (May 15, 2017):**

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, a Staff member, or a Citizen.

Consent Items are Numbers A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, and A14.

A1. The Minutes of the Regular City Council meeting of May 1, 2017. #1

Recommendation: That City Council approves the Minutes of the regular City Council meeting of May 1, 2017.

A2. Warrant Registers. #2

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

• April 25, 2017, in the amount of	\$ 249,011.48
• April 28, 2017, in the amount of	\$ 120,176.06
• May 1, 2017, in the amount of	\$ 3,335,015.36
• May 4, 2017, in the amount of	\$ 255,789.48
• May 4, 2017, in the amount of	\$ 384,371.33

A3. ABC License Review – Doomore Restaurants LLC owner of Valley Pizzeria. #3

Recommendation: Staff recommends that City Council acknowledges receipt of the ABC license review for Valley Pizzeria, located at 551 McCray Street, and order it filed.

A4. Resolution No. 2017-109, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING TEMPORARY STREET CLOSURES OF SEVENTH AND WEST STREETS FOR KIDS AT THE PARK. #4

DESCRIPTION: This Resolution approves the temporary closures of Seventh and West Streets for the Kids at the Park annual event to be held June 21, 2017, from 7:00 a.m. to 2:30 p.m.

- A5. Resolution No. 2017-110, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH BEAR ELECTRICAL SOLUTIONS, INC. FOR TRAFFIC SIGNAL MAINTENANCE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT. #5

DESCRIPTION: This resolution will authorize the City Manager to execute an agreement with Bear Electrical Solutions, Inc. to perform Traffic Signal Maintenance for the City of Hollister.

- A6. Resolution No. 2017-111, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE PROPOSED BOUNDARY OF CHISPA BUENA VISTA FOR THE ANNEXATION OF TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 2 ANNEXATION NO. 20 (POLICE AND FIRE SERVICES). #6

DESCRIPTION: This resolution will consider approval of the boundary of CHISPA Buena Vista for the Community Facility District No. 2 Annexation No. 20 for the Police and Fire Services and authorize execution of the agreement for the proposed boundary.

- A7. Resolution No. 2017-112, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE PROPOSED BOUNDARY OF CHISPA BUENA VISTA FOR THE ANNEXATION OF TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 4 ANNEXATION NO. 16 (PUBLIC FACILITIES SERVICES). #7

DESCRIPTION: This resolution will consider approval of the boundary of CHISPA Buena Vista for the annexation of territory into Community Facility District No. 4 Annexation No. 16 (Public Facilities Services), and authorize execution of the agreement for the proposed boundary.

- A8. Resolution No. 2017-113, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING THE EXECUTION OF AMENDMENT NO. 2 TO THE LEASE AGREEMENT WITH GAVILAN COLLEGE, A COMMUNITY COLLEGE DISTRICT FOR THE BRIGGS BUILDING. #8

DESCRIPTION: This resolution will consider Amendment No. 2 to the lease agreement between the City and Gavilan, A Community College District (the "District") at the Briggs Building authorizing a five year extension with other amendments to the agreement including elimination of Room 6 and graduated rate increases.

- A9. Resolution No. 2017-114, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING STAFF TO NEGOTIATE A REIMBURSEMENT AGREEMENT FOR PROPERTY AT 1160 SUNNYSLOPE ROAD. #9

DESCRIPTION: This resolution would authorize staff to negotiate a reimbursement agreement for City Council approval for a roughly 20-foot wide right-of-way easement along the south boundary of the property at 1160 Sunnyslope Road (060-010-019) in exchange for costs to relocate the driveway, construct a concrete wall and sidewalk.

- A10. Resolution No. 2017-115, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THE EL CERRO SUBDIVISION, TRACT NO. 336, AND AUTHORIZING EXECUTION OF THE AGREEMENT FOR THE IMPROVEMENT WITH DEL CURTO BROTHERS CONSTRUCTION COMPANY, INC., A CALIFORNIA CORPORATION. #10

DESCRIPTION: This resolution would consider the approval of the Subdivision Improvement Agreement for the El Cerro Subdivision, and authorize execution of the agreement for the improvement of associated infrastructure requirements.

- A11. Resolution No. 2017-116, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING A SUPPLEMENTAL APPROPRIATION OF \$37,000 TO FUND 101 (GENERAL) FROM FUND 101 (GENERAL RESERVES) AND A PROFESSIONAL SERVICES CONTRACT WITH GOLDER ASSOCIATES INC. FOR WORK ASSOCIATED TO GROUNDWATER MONITORING FOR THE CLASS 1 LANDFILL. #11

DESCRIPTION: This resolution would appropriate \$37,000 from Fund 101 and would permit the Mayor to sign a professional services agreement with Golder Associates Inc. to conduct the ground water monitoring required by the State Department of Toxics Control.

- A12. Resolution No. 2017-117, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS OF THE FINANCE OFFICE. #12

DESCRIPTION: This resolution would permit the destruction of old financial records and correspondence files currently being stored by the City of Hollister.

- A13. Resolution No. 2017-118, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING A SUPPLEMENTAL APPROPRIATION OF \$16,192 TO FUND 660 (SEWER) FROM FUND 660 (SEWER FUND RESERVES) AND TASK ORDER 2017-7 FOR STAFF SUPPORT OF THE REQUIRED FOG PROGRAM (FATS, OIL, GREASE) AND SSMP AUDIT(SANITARY SEWER MANAGEMENT PLAN). #13

DESCRIPTION: This resolution would consider the appropriate \$16,192 to Fund 660 and would execute Task Order 2017-7 with the Wallace Group Inc. to complete the required audit of the SSMP and provide staff training and support during the development of the FOG program.

- A14. Resolution No. 2017-119, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING MEMBERS OF THE CITY COUNCIL TO PARTICIPATE IN THE TECHNOLOGY, EDUCATION, LIBRARY, (TEL) CENTER TASK FORCE. #14

DESCRIPTION: This resolution would authorize the City's participation in a task force with other agencies to analysis and prepare the feasibility of the Technology, Education, Library (TEL) Center.

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

None.

C. PUBLIC INPUT:

1. PUBLIC INPUT.

This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the council. When the City Clerk calls your name, please come to the podium, state your name and city for the record, and speak to the City Council. Each speaker will be limited to three (3) minutes with a maximum of 30 minutes per subject. Please note that state law prohibits the City Council from discussing or taking action on any item not on the agenda.

D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS:

None.

E. PUBLIC HEARINGS (On or After 6:30 p.m.)

1. Resolution No. 2017-120, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER DECLARING THE CONDITION OF CERTAIN PROPERTIES TO CONSTITUTE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT OF WEEDS THEREON, AND CONDUCTING A HEARING FOR THE RECEIPT OF OBJECTION TO THE PROPOSED ABATEMENT. #15

DESCRIPTION: This public hearing is to hear objections to the proposed abatement of weeds and other flammable materials existing on said properties; (Exhibit "A") and written notice of the proposed abatement and hearing date was mailed to all affected property owners in the manner and form required by law.

Open Public Hearing.
Conduct Public Hearing.
Close Public Hearing.

F. INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCES:

1. Resolution No. 2017-121, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR LANDSCAPING AND LIGHTING DISTRICT NO. 93-1 FISCAL YEAR 2017/2018. #16

DESCRIPTION: This resolution would consider approval of the Preliminary Engineer's Report and Budget for the Levy and Collection of Annual Assessments for Landscape & Lighting District 93-1.

2. Resolution No. 2017-122, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING \$300,000.00 IN ADDITIONAL FUNDS THE FOR LINE STREET SENIOR APARTMENT PROJECT UPON BEING GRANTED CALIFORNIA TAX CREDITS AND A SUPPLEMENTAL APPROPRIATION. #17

DESCRIPTION: This Resolution would authorize execution of granting CHISPA additional funds of \$300,000 from the City's Housing Successor Low and Moderate Income Housing Asset Fund to provide the California Tax Credit Allocation Committee with as competitive of an application as possible and a supplemental appropriation.

3. Resolution No. 2017-123, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (THE "AUTHORITY") TO FORM A COMMUNITY FACILITIES DISTRICT WITHIN THE TERRITORIAL LIMITS OF THE CITY OF HOLLISTER TO FINANCE CERTAIN PUBLIC IMPROVEMENTS AND DEVELOPMENT IMPACT FEES; (2) EMBODYING A JOINT COMMUNITY FACILITIES AGREEMENT SETTING FORTH THE TERMS AND CONDITIONS OF THE COMMUNITY FACILITIES DISTRICT FINANCING; (3) APPROVING AN ACQUISITION AGREEMENT BETWEEN THE CITY AND THE DEVELOPER; AND (4) AUTHORIZING STAFF TO COOPERATE WITH THE AUTHORITY AND ITS CONSULTANTS IN CONNECTION THEREWITH. #18

DESCRIPTION: The Successor to Development Agreement with the City of Hollister, Award Homes (Developer) seeks approval by the City to form a CFD with CSCDA to fulfill Development agreement obligations by the City to process a CFD and by the Developer to construct and fund certain public improvements and fees.

4. Resolution No. 2017-124, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER DIRECTING STAFF TO SUBMIT AN APPLICATION TO LAFCO, ASKING TO AMEND THE CITY'S SPHERE OF INFLUENCE TO BETTER ALIGN WITH THE HOLLISTER URBAN AREA SERVICE BOUNDARY. #19

DESCRIPTION: This Resolution would approve a resolution directing staff to submit an application to LAFCO, asking to amend the city's sphere of influence encompassing the properties identified as San Benito County Assessor's Parcel Numbers 020-280-049, 020-280-040, 020-280-031, 020-280-023, 020-280-013, 020-280-054, 020-280-055, 020-280-041, 020-280-042, 020-280-043, 020-280-032, 020-290-046, 020-290-049, 020-290-043, 020-290-045, 020-320-031, and the residential subdivision commonly known as Riverside Estates identified as APN's 020-960-001 through 020-960-059 (the "Project"), identified in Appendix A "CEQA Findings and Environmental Checklist" and Appendix C "Sphere of Influence Expansion Map," located south of Southside Road to better align with the Hollister Urban Area Service Boundary. Upon LAFCO approval of the Sphere of Influence Amendment, the City will process an amendment to the General Plan so that the Sphere of Influence boundary encompasses the project parcels; and amend the city's zoning map to prezone the project parcels.

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.

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

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

3. Informational Report from Jim Rydingsword, Agency Director Health & Human Services, San Benito County.

Homeless Shelter update.

H. UNFINISHED BUSINESS:

None.

I. NEW BUSINESS:

None.

J. MISCELLANEOUS:

None.

K. CITY OF HOLLISTER AS THE SUCCESSOR HOUSING 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].

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 at www.hollister.ca.gov 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, June 5, 2017, at 6:30 p.m.

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

Regular City Council meeting – Monday, August 7, 2017, at 6:30 p.m.

Regular City Council meeting – Monday, August 21, 2017, at 6:30 p.m.