



17575 PEAK AVENUE MORGAN HILL CA 95037

15600 CONCORD CIRCLE MORGAN HILL CA 95037

Meeting Location:	Committee Member	Steve Tate
Morgan Hill Unified	Committee Member	Larry Carr
15600 Concord Circle	Committee Member	Rich Constantine (Alternate)
Morgan Hill, CA 95037	Committee Member	Bob Benevento
	Committee Member	Ron Woolf
	Committee Member	Donna Ruebusch (Alternate)
	Staff	Steve Rymer
	Staff	Steve Betando

CITY /SCHOOL DISTRICT LIAISON COMMITTEE MEETING

THURSDAY, June 16, 2016

MINUTES

Trustee Benevento called the meeting to order at 8:34am

Present: Mayor Steve Tate, Council Member Rich Constantine, City Manager Steve Rymer, Police Chief Dave Swing, City Planner John Baty, Trustee Bob Benevento, Trustee Donna Ruebusch, Superintendent Steve Betando, Assistant Superintendent Kirsten Perez, Director Anessa Espinosa, Director Casino Fajardo, Communications Coordinator Kimberly Beare, Executive Secretary Tricia Campbell (note taking).

PUBLIC COMMENTS

There were no public comments

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

I. Information / Joint Discussion Items

a) Public school parcels within MH 2035 General Plan

Mayor Steve Tate introduced City Planner John Baty who gave an update on progress. The Planning Commission held the first of two Public Hearings on the EIR (Environmental Impact Report) and the Commission made recommendations to the City Council to certify the EIR document. Updates to the general plan and RDCS (Residential Development Control System) were discussed. The next meeting is scheduled for June 28, 2016 and at that time they hope to make a recommendation for the July 27, 2016 meeting that the Council consider all 3 items and adopt the general plan update and the recommendation for the new RDCS (which is a voter approved measure going back to 1977). It is on the November ballot for consideration.

Kirsten Perez stated that she thought the City was overlaying boundaries with the general plan. John Baty stated that he will leave the drawings (provided at meeting) with us. Using current boundaries it shows the relationship between existing boundaries and land uses (especially residential). Floating boundaries for the school district and future school sites are up for discussion.

Steve Betando mentioned that he thought the purpose was to discuss and identify those sites. Kirsten Perez and Andrew Crabtree have met and Kirsten gave Andrew a list of sites the District is interested in. John Baty stated specific sites are not listed and only the floating sites are shown. Steve stated that he had not seen anything with the floating "S's" on it ("S" is for school). Where upon John passed out 3 maps – one each for elementary, middle, and high school boundaries. He explained that the existing general plan identified floating "S's" and these maps show some refinement based on conversations that Andrew has had with the District. The maps show school boundaries.

Kirsten Perez pointed out that the "S's" on the maps don't show the type of school (grade level) and Rich Constantine explained that that is for the District to decide. Steve Betando shared, for example, while there is an "S" by Live Oak we would not put another high school next to it. Additionally, the Northeast plan for 1000 houses would mean that we would need an elementary school at that site. Steve Rymer suggested that we put what type of school we want on map and they could incorporate it. Steve Betando mentioned that one site isn't even marked with an "S". John Baty reiterated that we are free to mark up the maps. The "S's" were not intended to differentiate the type of school but just an indicator that it was appropriate for a school to be there (this is just a working document). Kirsten pointed out that they are designating areas and not parcels and that it is a work in progress. Steve Betando asked how the public facilities are differentiated. John clarified that focus is on schools as its own floating designation and noted that these are separate from other public facilities. Kirsten asked if the "S" is specific for public schools or could they also be for private? Steve Rymer clarified that they are just for MHUSD and that other schools would take care of their own.

Steve Betando also asked if age groups were considered. There are different acreage requirements for different types of schools – i.e. a high school would need 40 acres. Steve mentioned the 40 acre property at Monterey and Wright, but Anessa noted that there is no acreage there because it is being built up. John said that the boundaries are for reference purposes and that they can change; these are separate maps and they don't overlay. Steve Rymer asked if the District could let them know by the end of June the level of detail that the District would like to see on the maps. These boundaries are open for discussion. The District could also remove "S's" if they don't make sense. They can leave the "S's" on for land use maps as a general statement and then have back up for where we would think that specific types of schools would go.

Steve Betando shared that the need for schools - especially elementary – is generated by where building (homes) has occurred. Other impacts include transportation and also prospective future building. This all affects where we want to purchase land and it is time sensitive for us; we have an active boundary committee that has been meeting and going through many iterations looking at school placement and restructuring school boundaries (i.e. Borello property). It is important for us to look at residential build out and commercial/industrial pockets. Steve Rymer pointed out that this is shown on the map and they have identified areas that are not currently being developed (in yellow); they can color code the maps so that eyes can easily focus on certain areas. John also stated that they tried to show this at the last City Council meeting using “bubbles” and they showed growth areas for the next 15 years for the City; this process requires continued collaboration between the City and the School District. There is vacant land outside of the City where they think it can grow. Steve Rymer asked if that is what our boundary committee would like to see (i.e. the area south of Jackson)? Steve Betando answered yes – one showing current city boundaries and one that could show how it could look long term.

Donna Ruebusch asked if the city planning meetings and our boundary committee meetings are held concurrently or separately. She thought that after the last meeting representatives from the City and District would look at maps together and discuss updates together; this process is difficult unless all are together in one room. Steve Rymer said that from their perspective this sharing has happened for several years but he believes that it isn't always the case. Rich said that there has been some miscommunication and that the City and Mayor were quoted as saying things that they never said. The discussions need to be on a more professional and scheduled basis so that there are not miscommunications, and if this is not happening he (Rich) would like to know why. He stressed that it seems like we are having the same conversations and it is quite frustrating. Steve Betando emphasized that when the planning gets into the placement of school sites it also needs to be in cooperation with Parks and Trails program that the City has, because ideally, that's the connection. Rich stated that there is no barrier for that to occur and wondered how best to facilitate it. Rich asked what would be needed from the City to facilitate this. Steve asked Kirsten for her perspective and she shared that they hadn't gotten together since the last meeting. Rich expressed that he is hearing many of the same comments and he thought they had been taken care of and he is sensing frustration from the school district and he shared that he is feeling frustrated also. Casino Fajardo asked what is proper forum would be to have these discussions and also where we could find missing metrics (i.e. amount of acreage so we can cross off some sites so we are only left with relevant information). We could then identify acreage available and knock out some of the “S's.” Steve said that 1.5-2 years ago the District identified 12 sites, but for various reasons, they didn't work out (turns out sites were already planned for commercial, industrial, etc. use). There are vacant sites that are now available that the city has other plans for. Kirsten said that she and Andrew Crabtree have had discussions and historically where the problems

have been is getting a parcel of the size needed and also getting land owners willing to sell (the Butterfield site involves 8 people needing to sell – is that feasible?) The “S” indicate a need, but can we actually buy the land. Are they looking at land in the county or can we force developers to set aside land out of new developments for schools? Steve Rymer gave another example – the East 101 area – there are roughly 400 acres in the general plan but nothing happens until the specific plan is done – including schools, parks, trails, the infrastructure and how it fits together with private development. For example, there are also issues with farmland (i.e. Andy’s Orchard) and having schools close by. Also, for example Paradise Valley was the last time a site was evaluated to see how it all fit in with a park and school co-locating. Also need to consider the water infrastructure. Donna Ruebusch stated that the issue is being together – more work and time are needed but we need decision makers in the room together. It is helpful for lay people to have experts there and have a concurrent committee so we can move forward. Steve Betando expressed that we should have Trails and Parks connecting through city and that we shouldn’t disregard industrial areas. Especially with the growing trend toward healthy habits and more companies promoting that. It would be ideal to look at heavily commercial and industrial areas and the potential to add trails there. Steve Rymer agreed emphasizing connectivity – the community needs to be connected.

Bob Benevento suggested we designate a point person – Andrew or John from the City, and Anessa or Kirsten from District. This way, anytime an agenda item comes before the commission, they can be in touch with each other beforehand. Steve Rymer said that, conversely, we need to be on the same page regarding pre-decisions that are being made. Bob stated that we have expressed a need for elementary, middle and a high school. Steve Rymer asked the district to look at the three maps. Steve Betando mentioned the current imbalance.

Kirsten Perez would like to see a mix of housing so that it mirrors the demographics of the neighborhood schools – income spreads – the boundary committee also wants similar populations. Mix of housing – high density housing can continue to cause demographic discrepancies. For example, the District uses housing pockets – the Cosmo apartments go to JAMM (to balance demographics), but the committee doesn’t really like this because they would rather have children go to their neighborhood school and it also creates a need for transportation. She should like the city to also look into this as we want schools to be reflective of the population. Steve Betando reiterated that this is a societal issue and we need to develop equity. MHUSD has 4 Title I schools and 4 non-Title I schools – schools are supposed to reflect their neighborhoods and we don’t want to create islands. This isn’t good for kids; they should be in the schools where they live. They should be micro-chasms of mixed use instead of macro-chasms. Rich Constantine asked for a firm contact time and Kirsten said that her secretary Allison is in the process of setting up a meeting for next week and Kirsten will decide who from the District will be in attendance.

b) Employee Housing

Steve Betando shared that this is a trending topic with the state. Santa Clara Unified has 70 units and are adding 100 more which they own and lease out. Bob Benevento added that there are numerous districts throughout the county that are looking into teacher housing. The challenge is that housing in the South Bay is unaffordable and teacher salaries are lower than in the private sector. How can we go forward? The City has the same issue. Steve Rymer shared that they have employees living in Los Banos and further east. Steve Rymer said that Asst. City Manager Leslie Little and Housing Manager Rebecca Garcia looked into this and we currently have lotteries. 8% of houses would be affordable in a certain range and would be available on lottery. They would be integrated throughout community – not separated. He cautioned that the amount of available inventory is low. We could (if the Council approves) prioritize a lottery for teachers (not every lottery, but single out specific ones). This is one of the things the City could do to help the District. Steve Betando mentioned that he attended housing meeting and the interest is there. There are concerns that would need to be addressed, for example, giving a teacher housing at a low rate but what happens if there are employment concerns? If the teacher is not successful then we could be faced with an eviction problem. Additional concerns would be property management concerns. This also could be perceived as differential treatment between teachers and other employees and sends a message about the value of a person; teachers are paid more. Both groups are valued. If the option is for the City to have the lottery it would be with teachers at the forefront. It is easier to find employees for other roles (instructional aides, clerical, etc.). I would like it to be identified for teachers. Steve Rymer shared that the Palo Alto city attorney had lawsuits regarding the diversity between schools. His concern would be why we would we have a lottery for MHUSD and not for city employees.

Kirsten Perez mentioned that the District conducted a survey that showed that down payment assistance was the top concern. The most effective option would be a package of down payment assistance and lottery. Donna Ruebusch stressed that if teachers can get into affordable housing then they are committed to the community and want to stay; this builds community. Steve Rymer emphasized that this is the same with the police force and fire department.

Bob asked if we can decide on an action item for this topic. Steve Betando stressed that he liked the idea of a specialized lottery and would like to keep that conversation going. Steve Rymer said City employees, possibly Leslie, Rebecca and Julius Nyanda can meet with District HR and business departments to discuss. Anessa Espinosa liked the discussion of affordable housing units and asked if there was a possibility to have teachers and city employees be given the opportunity to be placed higher on the list for renting. Steve Rymer also thought that there should be a discussion regarding foster homes, veteran housing, etc., as well as talking to developers about tax credits and in lieu units. Rich Constantine reiterated that finding sites for market rate housing is challenging so while it is

good to talk about this we need to remember that there is not a lot of land in Morgan Hill that we can deal with. Steve Betando wondered if any of the commercial or industrial vacancies can be rezoned to residential. Rich cautioned that if you convert the space for housing you can't convert it back. Steve asked about CTE programs and if the City was looking into that – matching those who live and work in Morgan Hill, by industry, versus those that live here and come in from the outside for work. Rich stated that the city is looking at balance as the City can't rely on property tax – especially for the future. Mayor Tate noted the Specialized expansion as an example of growth and Steve Betando mentioned Google's move to Hollister as another example of growth potential. Bob Benevento asked for an action: the District HR (Fawn Myers and Carolyn Bowers) will touch base with Leslie Little to continue the conversation.

c) Police Department Updates

Police Chief Swing said that they are adding some new positions to the department. He covered the following updates: A few people were treated for heat exhaustion and one for heat stroke at the Live Oak graduation; a 15 year old attending summer school was riding his skateboard to school but didn't stop at a red light and was struck – he is in critical condition; and Officer Jeff Brandon completed his second year at SRO and will continue with Restorative Justice training this coming school year. He is currently teaching the Parent Project and is doing a great job! Cindy Hendrickson attended and she complimented his skills and praised the program as very worthwhile. Their officers are engaged in the schools and are attending more school functions; others are requesting their presence at their schools. Bob Benevento asked about gang activity in and out of school. Chief Swing said that there has been limited tagging and that the graffiti at the Jack in the Box was more directed towards the police and not to gangs. There has been no real increase in gang activity and this summer their focus is on identifying gangs and abatement. Anessa Espinosa asked if the boundary committees had invited the police department to look over the maps to make sure boundaries are not crossing paths that might cause additional gang issues. Chief Swing said they would like to be included. Bob Benevento expressed that this is a part of a larger conversation that will include safe routes and cross walk project. Karl Bjarke and Scott Creer on the Engineering side are working with the City, as this is their area. Casino Fajardo asked about San Martin Gwinn, Chief Swing explained that the school is not part of their jurisdiction.

d) Priority Collaborative Projects

a. Corp Yard

Anessa Espinosa said that this item is really just a placeholder item to keep the conversation going. Karl Bjarke is doing an RFQ.

b. Peet Road School / Park

Casino Fajardo met with Scott Creer and they talked about the development of the site and a master plan. It was noted that they

haven't reached out to the home owners association yet and it will be presented to the board at a later date. Steve Rymer expressed that they would like to be involved intimately with the process – like they were with the 400 acres. He feels that Chris Gione with the Parks Department should be included in our discussions as well as representatives from Planning and Public Works.

c. Nordstrom Traffic

This item was briefly discussed along with the above item

II. Approve minutes of City/School Liaison meetings of December 18, 2015 and April 22, 2016

With a motion by Mayor Tate and second by Donna Ruebusch to approve the December 18, 2015 and April 22, 2016 meeting minutes. The motion passed unanimously.

III. Approve future meeting dates for 2016-17

Steve Betando announced that the July Board meeting was canceled. Steve Rymer pointed out that if the district follows the same summer schedule next year then we should move the June meeting date from Friday, June 16, 2017 to Thursday, June 15, 2017. Kirsten Perez also pointed out that the August meeting falls during our first week of school and it was suggested that we move that meeting from Friday, August 19, 2016 to Friday, August 26, 2016. Rich Constantine motioned to approve the amended future meeting dates for 2016-17 and Mayor Tate seconded. The motion passed unanimously.

The amended dates are as follows:

Friday, August 26, 2016 – City
Friday, October 21, 2016 – District
Friday, December 16, 2016 – City

Friday, February 17, 2017 – District
Friday, April 21, 2017 – City
Thursday, June 15, 2017 – District

ADJOURNMENT

The meeting was adjourned at 9:52am