

# Minutes

## City / School Liaison Meeting

December 15, 2017, 7:30 AM  
Morgan Hill Unified School District  
15600 Concord Circle  
Morgan Hill, CA 95037  
Board Room

### Attendance Taken at 7:36 AM:

#### Committee Members Present:

Steve Betando, Larry Carr, Donna Ruebusch, David Swing, Steve Tate, Christina Turner

#### Absent:

Rich Constantine, Ron Woolf

#### Staff Present:

Kimberly Beare, Jennifer Carmen, Anessa Espinosa, Casino Fajardo, Rebecca Garcia, Chris Ghione, Cindy Murphy, Kirsten Perez, Christie Thomas

### 1. CITY OF MORGAN HILL / MORGAN HILL UNIFIED SCHOOL DISTRICT LIAISON COMMITTEE MEETING

#### 2. PUBLIC COMMENT / COMMUNICATIONS

*There was no public comment*

#### 3. APPROVE MINUTES

##### 3.1. Approve minutes from the meeting of October 20, 2017

**Motion Passed:** with a motion by Steve Tate and a second by Larry Carr.

Yes Steve Betando  
Yes Larry Carr  
Absent Rich Constantine  
Yes Donna Ruebusch  
Yes David Swing  
Yes Steve Tate  
Yes Christina Turner  
Absent Ron Woolf

#### 4. CITY OF MORGAN HILL

##### 4.1. Police Update

*Chief Swing reported on the suicide report from last year and stated there is a working group called the Santa Clara Youth Task Force, Linda Row is the District representative. They are looking at strategies and additional trainings. There has been an increase in the use of Vape Pens by students at our high schools, it's a way to smoke marijuana with honey oil. Steve Betando mentioned that he is against any marijuana sales coming into Morgan Hill and opposes exposing kids to that industry. He would be happy to talk with the Council or Planning Commissioner.*

##### 4.2. Vision Zero / Safe Routes to School

*Chris Ghione gave a brief overview of Vision Zero which is a traffic safety improvement strategy that started in Europe in the late '90's. It's credited in Europe for saving many lives. Currently, 30-40 Cities in the United States that have implemented Vision Zero strategy program, majority of which are in California. The City Council has supported this at the League of California Cities, and then we began work on the Vision Zero strategy document. All of the work for this document has been done in-house between the different departments within the City. The strategy has 7 different components: Engineering, Enforcement, Education, Engagement, Evaluation, Encouragement, and Equity. This draft document has been taken to*

*the Parks and Recreation Department, they service as our Bicycle Advisory Commission as well, and we recently met with our local Bicycle Advocacy Group, which is a volunteer formed group (that really isn't associated with the City). It is proposed for Council review on January 17, 2018, and will present to the Board of Education at a future meeting.*

*The National Safe Routes to Schools Collaborative offered to look at different cities Safe Routes to School's plan to help our City to build a Safe Routes to Schools plan (for free). Along with Casino Fajardo, we organized a "kick off" meeting at Paradise Valley School where representatives from both the City and the District were in attendance. The Collaborative took of the input from the meeting and produced a draft work plan that we could use to implement. The same City employees who are working on the Vision Zero plan will be working with the Safe Routes to Schools plan. The City's thought was to complete Vision Zero, which has components that relate to Safe Routes to Schools, and then work together with the District to see what is realistic from the District and City's perspective to move this forward. Many areas will require significant funds to implement, such as hiring a Safe Routes to Schools Coordinator for the City and District.*

#### **4.3. Specific General Plan for Unincorporated Areas North of Diana Avenue, East of Freeway**

*Jennifer Carmen updated the committee on the General Plan and the East of 101 Overlay that incorporates the unincorporated area North of Diana Avenue. Policies call for Master Planning should any residential development be planned, although residential development will not happen in this area, within the City, unless it is annexed into the City. Currently the City of Morgan Hill has a Settlement Agreement with LAFCO that would require a major EIR to be completed with regards to water / sewer infrastructure capacity before any annexation could move forward. Steve Betando asked if this was just for this area and not the South East Quadrant. Jennifer stated it was for the entire City, capacity would need to be analyzed for any annexation. Because of this, the City has not moved ahead on any plans for this area. The Board of Supervisors will be considering the Santa Clara County Agricultural Plan; we are not entirely sure how it will be used in the future or have any input on any future boundary discussions with LAFCO. The City recommends that this may be a document that the District and City should work on together when dealing with LAFCO. They could possibly use that document to make it difficult in the future to annex land into the City.*

*Mayor Tate mentioned that the County has called the North portion of Santa Clara County "Silicon Valley" and the South portion "Santa Clara Valley." They are trying to distinguish the high business orientated area in the North and the agriculture in the South County. We've been characterizing ourselves as part of Silicon Valley for many years. We don't agree that everything South of Coyote Valley is now pure agriculture and nothing else. Christina Turner stated the City has given the County their comments on the draft plan, and thankfully the marketing materials we are referring to are not part of the plan. Nonetheless, we are concerned as to how they are marketing it. The County will be at the next Council meeting on Wednesday to provide an overview of their plan, before their acceptance in January.*

## **5. MORGAN HILL UNIFIED SCHOOL DISTRICT**

### **5.1. School Construction Update**

*Casino Fajardo reported on the construction currently taking place within the District. At Paradise Valley we are continuing to work on the permits for the second phase which includes work on their Multi Use Building and we are working with a different pattern for student drop off, which has improved traffic. We are trying diagonal parking in the parking lot, it was rough at first, but the parents are getting the hang of it. As we move further and see how much funding we have, will be to improve the parking areas and entrances at the school sites. We are looking forward to our next issuance of our Measure G funds, the Board approved moving forward with projects at Jackson Academy (Multi Use Building / Gym) and Nordstrom access road off of Murphy, and how to improve traffic in general on Dunne, and with 14 new classrooms to replace the portables currently on the site. We've done the District level master planning and we are now refining our site specific master planning. We've done a few community meetings already, so the neighborhood is aware of the new building piece – we haven't brought forward the new road piece yet, because we haven't identified exactly what it will look like. We also don't have funding yet for the road*

*piece. Chris stated that the City is open with helping to figure this out the road piece, how to fund it, and approving the parking situation and the access road. The City's next step would be to see what funds they would have to use for this project and the City Manager making a recommendation on the budgeting process. The key part of the City's involvement would be going to the community meetings, primarily regarding the road piece, since it will involve use of the park. Steve Betando mentioned the road piece on the East side where the old portables are, to provide access to the playing field sounded very enticing – and believed as far as Parks and Recreation was concerned. This will allow our campus to be closed on the weekends, but the road will be open for sports, of course with some agreements in place. Chris added, identifying funds from the City would come from the City's Capital Improvement Program. The one possible problem is with the Borello and Britton projects, and now this, the City isn't going to have nearly enough funds. Maybe we could do a phasing plan where we can figure out what we could do in the future. Kirsten Perez added, it would be helpful to know how much the City collects through the competition process, like the school's fees. There is a portion where the developer could purchase points, and we do not know how much is collected. Chris stated all of these funds and the format are listed in the Capital Improvement Plan's (CIP's).*

*Regarding Britton, we are currently waiting for DSA approval and we just received our first comments back. Since this project is so large we broke it into increments. We've submitted for the site work. DSA drawings and comments won't be back until January, which is why we had to cancel the groundbreaking.*

## **5.2. Britton**

*Reviewed above.*

## **5.3. Future Projects - JAMM and Nordstrom**

# **6. DISCUSSION ITEMS**

## **6.1. Joint City - School Collaboration Projects**

### **6.1.1. Britton**

### **6.1.2. Peet Road / Borello**

*Anessa Espinosa stated she and Chris met last week to go over what the joint-use would look like and now we have a better timeline now on the District taking occupancy of the site. We will start working on the logistics of the joint-use agreement. Chris stated it would be a joint-use and funding agreement, so the agreement would be tied to the City's portion agreement.*

*Kirsten stated the District has certainty on the close of escrow happening this month, although we don't have certainty on when the construction will start because the District received a CEQA challenge. We are in the process of litigating that issue. Until this is resolved, the start date and construction may be put off for a while.*

### **6.1.3. Corporation Yard / JPA Options**

*Christina Turner and Kirsten Perez presented and shared an Executive Summary of the Joint Corporation Yard with the committee. Kirsten discussed where the conversation ended at the last City/School meeting on the topic of the space study. One of the limitations that the teams talked through was the initial thoughts concerning the amount of space that the District was looking for, not just a place for the transportation yard but looking to combine the facilities department so we would have maintenance, operations and transportation on the property. The District is looking at 7 acres and the City was looking at the need of possibly 5 acres for future growth (this was an old number). Now the District is going to need over 10 acres and trying to locate property in the city of Morgan Hill, we aren't even sure we could find land large enough to accommodate both of us together. The space study would identify what we would need individually and what we would need together. Since we are having a difficult time finding 12 acres, would it be beneficial to do the space study?*

*Chris Ghione stated the space study would show if we both could fit at the existing site, we haven't changed the layout in years possibly there is a way to move fencing, etc. We may not be able to get everything housed at the site, changes could be made. The City would like to go ahead with the space study for the City to reset. The last time they assessed their space needs they were using a lot of contract services and the needs now have changed. Kirsten stated if the District were to stay at the Corp Yard, we would like an arrangement where we could potentially purchase the District's portion of the property to alleviate the General Fund for the ongoing rental obligation, to free up operating expenditures. Larry Carr suggested possibly doing a trade-off with the rental money where it will benefit everyone, especially schools and kids. Kirsten agreed that this may work said this is something to discuss further.*

*The City is supportive of the space study and recommends moving ahead, and asked if the District would collaborate and join them. Casino Fajardo will supply information that was part of the Facilities Master Plan which may help with the study. Chris will take the lead on drafting an agreement.*

*Continue with the JPA? Kirsten mentioned that the ability of the JPA to levy a tax, because we have different jurisdictions and how that would be effected if we go out again for a debt service. Trying to bring back our current JPA in a different format it may be more cumbersome than just eliminating and starting fresh. Next step is to work on how to terminate the JPA.*

## **6.2. Prospective School Sites within City Boundaries**

*Kirsten reported that the District just received the demographers report for the enrollment trend and determined that we have our largest kindergarten class in the last few years. The demographer looks out 6 years and sees a growth trend as we are moving up to 9,400 students. This is coming at a really good time with Borello coming online. Our schools that are East of 101 is where we are seeing the largest increases to enrollment that will affect Nordstrom and Jackson. Sobrato is currently at capacity and is expected to be over capacity with the development that is happening in the area.*

## **7. Topics for next meeting - February 16, 2018**

*Corp Yard, Borello site, joint construction, joint use agreements for field use*

## **8. ADJOURNMENT**

*The meeting was adjourned at 9:15am.*

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Steve Betando, Superintendent