



CITY OF MORGAN HILL

**Special - Regular Meeting Agenda**

**City Council**

***Steve Tate ~ Mayor***

***Larry Carr ~ Mayor Pro Tem***

***Gordon Siebert ~ Council Member***

***Marilyn Librers ~ Council Member***

***Rich Constantine ~ Council Member***

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**Wednesday, August 5, 2015**

**6:45 PM**

**Council Chamber**

**17555 Peak Avenue**

**Morgan Hill, CA 95037**

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**Special City Council Meeting Agenda**

**6:45 p.m.**

*A Special Meeting of the City Council is called at 6:45 p.m. for the purpose of  
conducting Commission Interviews*

**CALL TO ORDER**

*(Mayor Tate)*

**ROLL CALL ATTENDANCE**

*(Deputy City Clerk Wilson)*

**DECLARATION OF POSTING OF AGENDA**

*Per Government Code 54954.2*

*(Deputy City Clerk Wilson)*

**Commission Interviews**1 [15-466](#)**CONTINUED INTERVIEW AND APPOINTMENTS TO FILL  
FOUR (4) VACANCIES ON THE PLANNING COMMISSION****Recommendation:**

1. Council discussion about the characteristics/traits it is seeking in candidate(s) to serve on the Planning Commission;
2. Council to conduct/conclude interviews;
3. Council Members to recommend appointment(s); and
4. Council to Adopt Resolution, Ratifying the Mayor's Recommended Appointments to the Planning Commission.

**Estimated Time:**

15 Minutes

**Regular Meeting Agenda**

7:00 p.m.

The City Council has adopted a policy that regular meetings shall not continue beyond 11:00 p.m. unless extended by a majority of the City Council.

**SILENT INVOCATION****PLEDGE OF ALLEGIANCE****CITY COUNCIL REPORTS**[15-505](#)**Council Member Constantine****CITY MANAGER'S REPORT****CITY ATTORNEY'S REPORT****OTHER REPORTS****PRESENTATIONS**[15-504](#)**YAC Presentation-Asset # 3 Caring Neighborhood**

**RECOGNITIONS**

YAC Member Armando Banuelos

Judy and Murv Little

Mighty Mushrooms Pony Baseball Team

Freedom Fest Committee

**PUBLIC COMMENT**

*Members of the public are entitled to address the City Council concerning any item within the Morgan Hill City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)*

**ADOPTION OF AGENDA****CONSENT CALENDAR:**

*Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Pursuant to City Council Policies and Procedures (CP 97-01), any member of the Council or public may request to have an item removed from the Consent Calendar for comment and action.*

*Time Estimate for Consent Calendar: 1 - 10 Minutes*

2 [15-490](#)

**APPROVE TWO MEMORANDUMS OF UNDERSTANDING  
WITH SOUTH SANTA CLARA FIRE DISTRICT FOR  
ASSISTANCE FOR FIREFIGHTERS GRANT****Recommendation:**

Adopt resolution authorizing City Manager to execute two memorandums of understanding (MOUs) between the City and the South Santa Clara County Fire District.

3    [15-465](#)        **ACCEPTANCE OF COMMUNITY & CULTURAL CENTER  
EXTERIOR PAINTING PROJECT**

**Recommendation:**    Adopt resolution approving the following actions:

1. Accept the Community & Cultural Center Exterior Painting Project in the final amount of \$64,200; and
2. Direct the City Clerk to file the attached Notice of Completion with the County of Santa Clara's Recorder's Office.

4    [15-469](#)        **ACCEPTANCE OF ULTRAVIOLET DISINFECTION SYSTEM  
UPGRADES PROJECT**

**Recommendation:**    Adopt resolution approving the following actions:

1. Accept the Ultraviolet Disinfection System Upgrades Project in the final amount of \$60,524; and
2. Direct the City Clerk to file the attached Notice of Completion with the County of Santa Clara's Recorder's Office

5    [15-456](#)        **ADOPT ORDINANCE 2150, NEW SERIES AN ORDINANCE  
OF THE CITY OF MORGAN HILL ADDING A NEW CHAPTER  
3.60 (PROCUREMENT PROCEDURES FOR PUBLIC WORKS  
PROJECTS) TO TITLE 3 (REVENUE AND FINANCE) OF THE  
MORGAN HILL MUNICIPAL CODE TO PROVIDE INFORMAL  
BIDDING PROCEDURES UNDER THE UNIFORM PUBLIC  
CONSTRUCTION COST ACCOUNTING ACT OF THE STATE  
OF CALIFORNIA**

**Recommendation:**    Waive the Reading, Adopt Ordinance No. 2150 New Series, and Declare that said Title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

6    [15-457](#)        **ADOPT ORDINANCE 2151, NEW SERIES AN ORDINANCE  
OF THE CITY OF MORGAN HILL APPROVING A  
DEVELOPMENT AGREEMENT FOR APPLICATION  
DA-15-04: SECRETARIAT - QUAIL MEADOWS**

**Recommendation:**    Waive the Reading, Adopt Ordinance No. 2151 New Series, and Declare that said Title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

- 7    [15-458](#)    **ADOPT ORDINANCE 2152, NEW SERIES AN ORDINANCE OF THE CITY OF MORGAN HILL (ZA-14-11) AMENDING THE MORGAN HILL ZONING CODE (MUNICIPAL CODE TITLE 18) BY ADDING SECTION 18.08.070, ENTITLED "AGRICULTURAL LANDS MITIGATION ORDINANCE" AND MAKING MINOR AMENDMENTS TO THE OPEN SPACE ZONING DISTRICT SECTION 18.080.060**

**Recommendation:** Waive the Reading, Adopt Ordinance No. 2152 New Series, and Declare that said Title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

- 8    [15-459](#)    **ADOPT ORDINANCE 2153, NEW SERIES AN ORDINANCE OF THE THE CITY OF MORGAN HILL AMENDING THE MORGAN HILL ZONING CODE ZA-14-09 (MUNICIPAL CODE TITLE 18) BY ADDING CHAPTER 18.27 SPORTS RECREATION AND LEISURE DISTRICT ZONING DISTRICT**

**Recommendation:** Waive the Reading, Adopt Ordinance No. 2153 New Series, and Declare that said Title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

- 9    [15-460](#)    **ADOPT ORDINANCE 2154, NEW SERIES AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING PRE-ZONING OF CERTAIN REAL PROPERTY LOCATED AT THE SOUTHEASTERLY CORNER OF BARRETT AVENUE AND MURPHY AVENUE TO PUBLIC FACILITIES/PLANNED UNIT DEVELOPMENT (ASSESSOR PARCEL NUMBERS 817-17-001, 817-17-009, 817-17-025 and 817-17-026)**

**Recommendation:** Waive the Reading, Adopt Ordinance No. 2154 New Series, and Declare that said Title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

- 10 [15-470](#) **ADOPT ORDINANCE 2155, NEW SERIES AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING PRE-ZONING OF CERTAIN REAL PROPERTY LOCATED ON THE SOUTH SIDE OF TENNANT AVENUE, EAST OF HIGHWAY 101 TO SPORTS/RECREATION/LEISURE (SUB DISTICT B) (SRL-B) (ASSESSOR PARCEL NUMBERS 817-14-004, 817-14-005, and 817-14-009)**

**Recommendation:** Waive the Reading, Adopt Ordinance No. 2155 New Series, and Declare that said Title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

- 11 [15-462](#) **ADOPT ORDINANCE 2156, NEW SERIES AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING PRE-ZONING OF CERTAIN REAL PROPERTY LOCATED ALONG THE SOUTH SIDE OF TENNANT AVENUE, EAST OF MURPHY AVENUE TO SPORTS/RECREATION/LEISURE (SUB DISTICT A) (SRL-A) (ASSESSOR PARCEL NUMBERS 817-16-002 THROUGH 817-16-005)**

**Recommendation:** Waive the Reading, Adopt Ordinance No. 2156 New Series, and Declare that said Title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

- 12 [15-463](#) **ADOPT ORDINANCE 2157, NEW SERIES AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING PRE-ZONING OF CERTAIN REAL PROPERTY LOCATED IMMEDIATELY SOUTH OF THE CITY OF MORGAN HILL AQUATICS CENTER AT THE NORTHEASTERN CORNER OF CONDIT ROAD AND TENNANT AVENUE TO SPORTS/RECREATION/LEISURE (SUB DISTICT B) (SRL-B) (ASSESSOR PARCEL NUMBER 817-13-008)**

**Recommendation:** Waive the Reading, Adopt Ordinance No. 2157 New Series, and Declare that said Title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

- 13 [15-464](#)      **ADOPT ORDINANCE 2158, NEW SERIES AN ORDINANCE OF THE CITY OF MORGAN HILL APPROVING PRE-ZONING OF CERTAIN REAL PROPERTY LOCATED SOUTH OF SAN PEDRO AVENUE AND GENERALLY WEST OF HILL ROAD AND NORTH OF MAPLE AVENUE TO SPORTS/RECREATION/LEISURE (SUB DISTICT A OR B) (SRL-A OR SRL-B) (ASSESSOR PARCEL NUMBERS 817-13-011, 817-13-037, 817-14-011, 817-14-012, 817-14-014, 817-14-017, 817-14-019, 817-16-001, 817-16-014, 817-18-001 and 817-17-002)**

**Recommendation:** Waive the Reading, Adopt Ordinance No. 2158 New Series, and Declare that said Title, which appears on the Agenda, shall be determined to have been read by Title and further reading waived.

- 14 [15-360](#)      **AMEND CONFLICT OF INTEREST CODE REPORTING CATEGORIES**

**Recommendation:** Adopt resolution amending the list of positions subject to the City's Conflict of Interest Code.

- 15 [15-482](#)      **AUTHORIZATION TO NEGOTIATE SALE OR EXCHANGE OF PROPERTY WITH WESTON MILES ARCHITECTS FOR THE EXPANSION OF THE GRANARY**

**Recommendation:** Adopt resolution authorizing negotiations for the sale, exchange or lease of the Depot building parking lot property with Weston Miles Architects for the expansion of the Granary.

16 [15-467](#)**ECONOMIC DEVELOPMENT COORDINATOR  
OUTCOME-BASED JOB DESCRIPTION.**

**Recommendation:** Adopt resolution approving the Economic Development Coordinator Outcome-based job description and corresponding salary.

17 [15-444](#)**FINAL MAP APPROVAL FOR CALLE SIENA - TRACT NO.  
10293**

**Recommendation:** Adopt Resolution approving the following actions:

1. Approve Final Map;
2. Authorize the City Manager to execute the Subdivision Improvement Agreement with Glenrock Builders, Inc.;
3. Authorize the City Manager to execute a Stormwater Best-Management-Practices (BMP) Operation and Maintenance Agreement pending review and approval by the City Attorney; and
4. Authorize the recordation of the Final Map, the Subdivision Improvement Agreement, and the Stormwater BMP Operations and Maintenance Agreement.

18 [15-481](#)**FIRST AMENDMENT TO PROFESSIONAL SERVICES  
CONTRACT WITH BURKE, WILLIAMS AND SORENSEN FOR  
LEGAL ASSISTANCE FOR SALE OF FORMER  
REDEVELOPMENT ASSETS CONSISTENT WITH THE LONG  
RANGE PROPERTY MANAGEMENT PLAN (LRPMP)**

**Recommendation:** Adopt resolution approving a contract with Burke, Williams and Sorensen in an amount not to exceed \$110,000 for legal assistance in connection with the preparation of various transactional documents related to the sale of several former Redevelopment Agency assets consistent with the Long Range Property Management Plan (LRPMP).



**19 [15-476](#) FISCAL YEAR 2015/16 COMMISSION WORK PLANS**

**Recommendation:** 1. Approve the proposed Library, Culture and Arts Commission FY 2015/16 Work Plan.  
2. Approve the proposed Parks and Recreation Commission FY 2015/16 Work Plan.

**20 [15-474](#) LEADERSHIP MORGAN HILL 2015 DOWNTOWN AMPHITHEATER LIGHT PROJECT DONATION ACCEPTANCE**

**Recommendation:** Adopt resolution accepting a donation from the Leadership Morgan Hill Class of 2015 for the Downtown Amphitheater Light Project.

**21 [15-489](#) RESOLUTION SUPERSEDING RESOLUTION NO. 15-125 TO REPLACE THE MEMORANDUM OF UNDERSTANDING WITH THE POLICE OFFICERS' ASSOCIATION (POA) AND CORRESPONDING SALARY SCHEDULES IN ITS ENTIRETY**

**Recommendation:** Adopt resolution superseding Resolution No. 15-125, which approved the Memorandum of Understanding with the POA effective July 2015 - December 2018 and corresponding salary schedules, to replace the Memorandum of Understanding and corresponding salary schedules in its entirety with the attached revised version.

**22 [15-475](#) UPDATE ON "SUPPORTING YOUTH" INITIATIVES**

**Recommendation:** Accept the report on "Supporting "Youth" initiatives.

**OTHER BUSINESS:**23 [15-492](#)**MONTEREY ROAD COMPLETE STREET PILOT PROJECT  
FINAL REPORT AND RECOMMENDATION (supplements  
added in attachments)****Recommendation:**

1. Adopt a resolution approving the permanent implementation of the single travel lane (in each direction) complete street project through Downtown.
2. Direct staff to explore the following complete street enhancements:
  - a) Reducing the width of the travel lane to reduce the driver field of view and reduce speeding
  - b) Studying signal timing at the intersection of Monterey Road and Main Avenue and potential conversion of the outside westbound travel lane to a shared through/right-turn lane and evaluate northbound and southbound left-turn movement operations
  - c) Adding advance yield bars, green pavement markings, rectangular rapid flashing beacons, decorated crosswalks, and other safety enhancements
  - d) Adding bicycle racks and bicycle corrals in Downtown, particularly along Monterey Road and Third Streets
  - e) Exploring other improvements to signal timing at key intersections to improve flow of traffic
  - f) Continuing to monitor business health through State Department of Revenue Quarterly Sales Tax Receipt Data
  - g) Widening and adding buffers along the existing bicycle lanes between Cochrane Road and Main Avenue and adding bicycle way-finding between Coyote Creek Trail and Downtown
3. Direct staff to develop design and safety standards to facilitate the voluntary use of parking spaces along Monterey Road as restaurant/retail expansion areas.
4. Direct staff to continue to pursue funding opportunities, including grants, for the construction of Hale Avenue.
5. Direct staff to continue to explore educational, way-finding signage and enforcement activities that reinforces using Butterfield Road as a truck route (as Monterey Road is not a designated truck route) and for commuting.
6. Direct staff to develop and implement a strategy to increase the STIP (State Transportation Improvement Program) priority of funding for the widening of Interstate 101.

**Estimated Time:** 90 Minutes

**24 [15-468](#) REVISIONS TO WATER WASTE ORDINANCE**

**Recommendation:** 1. Waive First and Second Reading of the Ordinance; and  
2. Introduce Ordinance.

**Estimated Time:** 10 Minutes

**25 [15-502](#) CONSIDERATION OF A CITY-WIDE MINIMUM WAGE  
COMMUNITY ENGAGEMENT PROCESS**

**Recommendation:** Direct staff to initiate a city-wide minimum wage engagement process.

**Estimated Time:** 10 Minutes

**PUBLIC HEARINGS:**

**26 [15-422](#) 2015 WEED AND BRUSH ABATEMENT PROGRAM  
ASSESSMENT REPORT - PROGRAM CHARGES  
(supplements added in attachments)**

**Recommendation:** 1. Open/Close Public Hearing;  
2. Adopt Resolution A Ordering the Final Report on the 2015 Weed and Brush Abatement Program Assessment Report - Program Charges be Transmitted to the Santa Clara County Assessor's Office and that Liens be Posted Against the Properties on the Report, excluding Assessor Parcel Numbers (APN) struck out of the attached list;  
3. Adopt Resolution B Ordering the Final Report on the 2015 Weed and Brush Abatement Program Assessment Report - Program Charges be Transmitted to the Santa Clara County Assessor's Office and that Liens be Posted Against the Properties on the Report, excluding Assessor Parcel Numbers (APN) struck out of the attached list; and  
4. Adopt Resolution C Ordering the Final Report on the 2015 Weed and Brush Abatement Program Assessment Report - Program Charges be Transmitted to the Santa Clara County Assessor's Office and that Liens be Posted Against the Properties on the Report, excluding Assessor Parcel Numbers (APN) struck out of the attached list.

**Estimated Time:** 10 Minutes

**27 [15-497](#)      ZONING AMENDMENT, ZA-14-16: CONDIT-EVERGREEN**

**Recommendation:** 1. Open/Close Public Hearing;  
2. Waive the first and second reading of the Zoning Amendment Ordinance for ZA-14-16; and  
3. Introduce Zoning Amendment Ordinance.

**Estimated Time:** 30 Minutes

**28 [15-451](#)      DEVELOPMENT AGREEMENT AMENDMENT DAA-09-05B: COCHRANE-BORELLO**

**Recommendation:** 1. Open/close Public Hearing;  
2. Waive First and Second Reading of Development Agreement Amendment Ordinance; and  
3. Introduce Development Agreement amendment Ordinance.

**Estimated Time:** 5 Minutes

**29 [15-471](#)      ZONING AMENDMENT, ZA-14-13: PEAK-AMAS: A ZONING AMENDMENT TO CHANGE THE CURRENT ZONING ON A 1.94 ACRE PARCEL FROM R-3(C) CONDITIONAL TO R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT CONSISTENT WITH THE ADOPTED GENERAL PLAN. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF WEST DUNNE AVENUE AND PEAK AVENUE (APN 767-03-017) CEQA: PRIOR EIR PREPARED WITH GENERAL PLAN UPDATE**

**Recommendation:** 1. Open/Close Public Hearing;  
2. Waive the first and second reading of the Ordinance; and  
3. Introduce Ordinance approving Zoning Amendment ZA-14-13.

**Estimated Time:** 15 Minutes

**OTHER BUSINESS:****30 [15-495](#)      MORGAN HILL 2035: RDGS UPDATE WORKING GROUP PROGRESS REPORT - MEETING #6 AND #7**

**Recommendation:** 1. Receive progress report; and  
2. Provide input.

**Estimated Time:** 20 Minutes

**FUTURE COUNCIL INITIATED AGENDA ITEMS:**

**Note:** in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

**CLOSED SESSION****OPPORTUNITY FOR PUBLIC COMMENT****ADJOURN TO CLOSED SESSION***CONFERENCE WITH LABOR NEGOTIATOR:*

*Authority:* Pursuant to Government Code Section 54957.6  
*City Negotiators* City Manager; City Attorney; Assistant City Manager for Administrative Services;  
Human Resources Manager  
*Employee Organization:* AFSCME Local 101

*CONFERENCE WITH REAL PROPERTY NEGOTIATORS*

*Pursuant to:* Government Code Section 54956.8  
*Property:* APN 81713037 1250 Barrett Avenue  
*Negotiating Parties:* Attendees; City Manager; City Attorney  
*Name of Property Owner:* Lomanto, Virginia Trustee  
*Under Negotiation:* Price and Terms of Payment

*PUBLIC EMPLOYEE PERFORMANCE EVALUATION*

*Authority:* Government Code 54957  
*Public Employee Performance Evaluation:* City Attorney  
*Attendees:* City Council; City Attorney

**RECONVENE****CLOSED SESSION ANNOUNCEMENT****ADJOURNMENT**

## NOTICE

*Any documents produced by the City and distributed to the majority of the City Council less than 72 hours prior to an open meeting, will be made available for public inspection at the City Clerk's Counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)*

## PUBLIC COMMENT

*Members of the Public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Council on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Council, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the City Council on any other item of interest to the public, you may do so by during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.*

*Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the City Council.*

*Persons interested in proposing an item for the City Council agenda should contact a member of the City Council who may plan an item on the agenda for a future City Council. Should your comments require Council action, your request may be placed on the next appropriate agenda. Council discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950*

*City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the Public Hearing on these matters.*

*The time within which judicial review must be sought of the action by the City Council, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

*For a copy of City Council Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email [michelle.wilson@morganhill.ca.gov](mailto:michelle.wilson@morganhill.ca.gov).*

## AMERICANS WITH DISABILITIES ACT (ADA)

*In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email [michelle.wilson@morganhill.ca.gov](mailto:michelle.wilson@morganhill.ca.gov). Requests must be made as early as possible and at least two-full business days before the start fo the meeting.*

## City Council's Priorities, Goals, and Strategies

### 2015

#### 2015 Commitment

*For 2015, the City Council is committed to remaining focused on existing planning efforts, projects, and initiatives with an eye towards completing what has already been started.*

#### Ongoing Priorities

*The City Council is committed to providing high quality and sustainable services to the entire Morgan Hill community. Fundamental to the City Council's success are the ongoing priorities of:*

- Enhancing public safety
- Protecting the environment
- Maintaining fiscal responsibility
- Supporting youth
- Fostering an organizational culture
- Preserving and cultivating public trust

#### 2015 Focus Areas

*In addition to the City Council's priorities, eleven specific focus areas were recognized by the Council that require significant resources in 2015.*

- Stimulate economic development to increase jobs and expand the City's tax base
- Actively participate in regional issues for the benefit of Morgan Hill
- Develop an infrastructure funding and advocacy plan
- Evaluate, develop, and implement short and long term strategies to address the environmental and financial impacts of drought conditions
- Continue our General Plan Update, Morgan Hill 2035, including updating and incorporating the Residential Development Control System (RDCS)
- Advance revitalization of our downtown by completing our significant public investment
- Implement Southeast Quadrant agricultural preservation and land use plans that satisfy the Council's goals by working cooperatively with landowners, public agencies, and other stakeholders
- Develop a plan for ongoing and comprehensive support of senior services
- Advance regional transportation decisions that are consistent with the Council's position to best serve Morgan Hill by working with regional and state organizations
- Measure the effectiveness of community engagement efforts
- Facilitate maintaining and enhancing the provision of medical services in Morgan Hill