

NOW ENTERING

Morgan Hill

Together We Can

Getting Things Done!

A 10-point Plan for
Morgan Hill and Our Future



Rich Constantine

Councilmember and Candidate for Mayor

Rich Constantine for Mayor. Getting Things Done!

Dear Fellow Morgan Hill resident:

My wife and I choose to live in Morgan Hill because this is a special place. Ensuring it stays that way while building a community that is forward thinking, well run, a safe and inviting place to work, live and play, and ultimately a place our kids can and will want to stay and raise their families is important to me. That means responsible growth that will make us economically strong. This campaign is about that balance, drawing on the successes of today while building a community for tomorrow.

Having served on the City Council for more than 7 years, I have the experience and know-how to get things done. Morgan Hill is a great city, but there is still much to do. I am committed to building on efforts to retain current business and attracting new business to provide more jobs here; to addressing traffic and public safety issues; to working toward better public transportation; creating affordable housing in smart, measured and sustainable ways; to fostering opportunities for a faster, more responsive internet that local businesses need to thrive and that our residents depend on.

I am about active leadership. I will work toward key goals that keep pace with community needs now and into the future. I will continue my collaborative approach of building productive partnerships at the local, regional, and state level that benefit the community.

I don't talk about myself often but I want you to know that community service is part of my DNA. I really care about our community and all our families. I am a firefighter and my wife, Andrea, is a first responder and paramedic. We have a beautiful two year old daughter who we want to grow up safe and one day live and work here.

Please let me fight for you and join me in my campaign. See you all soon.

Rich

Rich Constantine's Ten Point Plan for Morgan Hill

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Accountability and
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Me next the statue of the
Hiram Morgan Hill family.

Rich Constantine for Mayor. **Getting Things Done!**

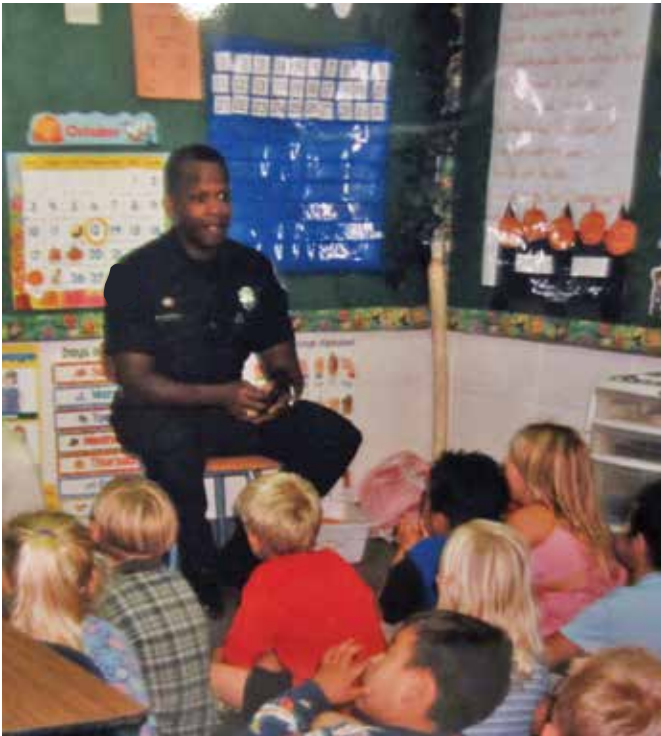
RICH CONSTANTINE is a proud resident of Morgan Hill, where he lives with his wife, Andrea and daughter Emma. He has been an elected member of Morgan Hill City Council since 2010 and is currently Mayor Pro Tem.

Rich has bravely served our region as a firefighter with the San Jose Fire Department and he demonstrated his further service to community and country by volunteering as a member of the United States Air Force Civil Air Patrol with the search and rescue unit. Rich participated in many missions, and was honored to achieve the rank of 2nd lieutenant. He has volunteered his time coaching youth football for many years, and dedicated his time to organizations such as March of Dimes, Susan G. Komen foundation, MDA, San Jose Firefighters Burn Foundation and American Red Cross Hero Celebration selection committee. He also volunteered at the Bernard Mevs Hospital in Haiti to treat critically injured and ill Haitians after the 2010 earthquake.

Rich graduated from San Jose State University with a Bachelors in Science in Aeronautics in 1991.



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In front of Brooklyn's 205 Engine (that's how they say it in NYC) during the 10th anniversary of 9/11.

Talking to class about fire safety.

1

Advocate for Affordable Housing

AFFORDABLE HOMES for teachers, public safety personnel, nurses, auto mechanics, librarians, restaurant workers—and other professions that make a community vibrant—has become the most important issue our community and region face. And balancing our desire to control and prevent sprawl while we incentivize housing builders to build homes or apartments for young couples, renters and seniors is a delicate balancing act.

Morgan Hill has a Residential Development Control System (RDCS) that works. It has allowed the City to control our growth in measured and smart ways. But we have to find ways to create more work-force housing that people can afford within the framework of that ordinance.

If elected Mayor, I will immediately put together a community task force of housing advocates, environmentalists, business, land owners and neighborhood leaders to examine best practices in other communities struggling to provide housing for their residents. As Mayor, I will chair this group. What can we do better in providing smart, affordable housing. Can we tap into the County's Affordable Housing Fund program? The goal of this group will be to engage in a community outreach effort regarding housing and then present a plan to the

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City Council within 6 months that allows our city to maintain our desire for slow and smart growth, but also creates additional incentives and opportunities to build homes and apartments that Morgan Hill which people can afford.

I feel very fortunate to have purchased a home in Morgan Hill which my wife and young daughter so enjoy. I'm not sure we could purchase that same home today. I'm a strong advocate of helping to make the American Dream a reality for all who seek it. If elected Mayor, this will be my top priority.



2

Ensure Sensible Growth

SMART, REASONABLE GROWTH has two aspects—business growth and residential growth. Both have to be done in smart, sustainable ways that take into mind our needs as a community but also the quality of life for existing residents.

I've spoken about my plans to address our housing challenges in the previous section. We must fiercely protect our open spaces and preserve the remaining agricultural land that is part of our history. The Sierra Club endorsed me partly for my track record.

This section is devoted to business/economic development and growth. Since 1977, Morgan Hill has a growth control measure, that was implemented to slow down sprawl and growth. City government has to maintain discipline when it comes to allowing development. When it comes to vacant industrial and commercial land the City Council cannot be enticed by the lucrative housing market for short term gains.

We also need to maintain and expand our economic diversity. The only way to do this is to increase the amount of businesses that are located in Morgan Hill. There are vacant industrial/business parcels of land that have been so for over 50 years. I know we cannot automatically get businesses to come to our city. But I do know we need a better plan and more a more proactive approach to attracting the right types of businesses to locate in Morgan Hill.

I will take four steps should I be elected Mayor.

1 Cultivate our relationships with existing Morgan Hill businesses. They are our rock and foundation, providing local jobs and tax revenue that keep us operating. I propose that we conduct semi-annual joint City Council and Chamber of Commerce sessions—actual public meetings—where we listen to each other, the community and local business owners on their successes and challenges.

2 Expand our efforts to attract new, smart businesses to Morgan Hill. Not many things in life that are big efforts get done alone. We need to work together. I want to create an Economic Advisory Commission for Morgan Hill whose sole purpose is to work with our Economic Development Department to develop strategies and policies that attract the right kinds of employers to Morgan Hill. New companies not only help provide jobs and tax revenue, but having jobs in Morgan Hill means those employees are not clogging our roads and highways driving to jobs in San Jose or elsewhere.

3 Upgrade our business climate and infrastructure. That means providing the highest quality internet speed infrastructure. It means examining our business permit fees and timelines to make those processes smooth, understandable and reasonable. It means we look to create business incubator programs so local entrepreneurs can get started locally. It means we as a City government examine every way possible to make it easy to grow a small business in Morgan Hill.

4 Honor our agricultural heritage. We have a proud and important agricultural heritage in Morgan Hill. That needs to be maintained. Building pressures and lucrative land values are enticing farmers to sell. I don't want to see us lose that important part of our community. As Mayor, I'm going to work with our agricultural community and leaders to help them keep, maintain and thrive as farmers and ranchers.

3

Improve Traffic

GRIDLOCKED TRAFFIC is the bane of most of our existence (in commuting to and from Morgan Hill), there is another type of gridlock most don't know about. This is Morgan Hill's relationship with VTA and CalTrain.

CalTrain only has 3 trains going north in the morning and 3 trains going south later in the day. This is not conducive to increased ridership. CalTrain and other transportation agencies need to understand that to increase ridership and thus revenue, transportation must be convenient. To make this happen I propose every train (throughout the day) going north and south stop in Morgan Hill. Not only will this make commuters lives easier (and potentially ease traffic) it is environmentally sound. Currently evening trains stop in San Jose. I plan on working with CalTrain and City Leaders from Gilroy on an initiative to make sure the electrification of Caltrain goes all the way down to Gilroy. Caltrain needs to think of us more. When visiting their headquarters the map stops at San Jose. We need to increase our presence when it comes to working with Caltrain.

CalTrain and the agency that runs CalTrain (SAMTRANS) will be seeking a county wide tax measure to fund CalTrain—most likely in 2020. I will work with our friends and colleagues in Gilroy to make sure that increased ridership opportunities on Caltrain are a key component in such a measure, or I will help lead an effort to defeat such a tax

measure. I will not sit by and let our taxes go up to pay for CalTrain if we see no benefit in increased service from such a tax increase.

The agency that operates the bus and light rail system in Santa Clara County is the Valley Transportation Authority (VTA). VTA has just revamped their service with a new program called Next Network. This has expanded service to East San Jose and northern parts of the county but has left Morgan Hill with less service. This is unacceptable. Part of the problem as I see it, is that 6 of the 18 VTA Board members are on the San Jose City Council and three more members are County Supervisors who live in San Jose. That is simply too heavily weighted towards San Jose representation. I want to change that make up so that San Jose does not have 50% of the members deciding on policy, routes and expenditures.

To further ease traffic and continue with a environmentally sound community I plan to work with our State Representatives in Sacramento and CalTrans to expand the commuter lane through Morgan Hill.



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One of the many friends I made while volunteering in Haiti.

Suturing a patient during my volunteering for earthquake relief in Haiti in 2011.



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Donating
blood while
in Haiti.

Riding in the
backseat
the civilian
jet demon-
stration
team The
Patriots.



4

Preserving and Creating City Parks

HAVING HELPED JUST OPEN A NEW PARK downtown last year (Depot Park, or as my daughter calls it “Choo Choo park”), and seeing the enthusiastic response, I know that parks contribute a great deal to the sense of community that makes Morgan Hill such a special place. I have long advocated for another public park similar to Community Park on the North East part of town. Some of the push back I have received is that the housing developments have their parks for their residents. Well that is exactly the point, each Home Owner Association in that development has a park just for their residents - fenced off from the rest of the community. They are underutilized and not inviting to non-residents of those developments. We as a City can do better at providing public parks and open spaces for all residents.

If elected Mayor I plan to have our City create a Master Plan for the acquisition of land and the creation of new City parks throughout Morgan Hill.



5

Address Homelessness

THE ISSUE HOMELESSNESS is a concern for Morgan Hill and needs to be addressed more aggressively. I feel there needs to be a multi-faceted approach. First and foremost homelessness is not a crime, and the homeless should not be treated as if they are criminals. That being said I do not believe that just building housing is enough. We must address the issues that made them homeless in the first place. Many homeless have issues with dependency, while still others have mental health concerns. We need to partner with the County and our neighboring cities to find solutions to this growing issue.



6

Fix Our Streets

IT IS NO SECRET that the streets in our city are deteriorating. We currently only budget \$1.6 million annually for street maintenance. And the backlog of deferred maintenance is \$21 million. The 2016 Measure B that was passed by the voters will provide us an annual disbursement of approximately \$800K, but that still leaves us far short of what we need. Well maintained streets is an important aspect for any community and as Mayor I know we can and must do a better job. My plan as Mayor will be to have our City Public Works Department report to the City Council on a monthly basis on the status of our streets and the City's efforts to secure the necessary funds to upgrade the streets faster.



7

Improve Our Local Internet Speed and Access

ONE OF THE MORE VEXING ISSUES I hear from many neighbors is the slow and intermittent internet speed in Morgan Hill. It's an issue crucial for our businesses, local government and especially our schools and school children. Frankly, it's truly astonishing that a major community in the heart of Silicon Valley has so many issues with internet speed and access. It has to be fixed. Other cities have addressed this with individual internet providers—we can do the same—and more. We have to explore incentives for providers to improve their services. Morgan Hill as a city has to look harder and deeper at infrastructure improvements we can make—fiber optic, better wireless relays. Our current situation is unacceptable.





Promote a Sustainable Community

WHEN GIVEN THE CHANCE to provide our citizens with a clean source of electrical power, I jumped at it. In 2016, Morgan Hill voted to join Silicon Valley Clean Energy (SVCE)—a community owned agency that provides clean energy to city residents through PG&E's infrastructure—at lower prices than PG&E.

This means Morgan Hill residents who have not opted out of this program get their energy from clean sources, such as wind, hydroelectric and solar. 50% from renewable energy sources and 50% from non-polluting hydroelectric. SVCE reports that their efforts resulted in 1.1 billion pounds of CO₂ emissions were avoided from these carbon-free power supplies in 2018. Whether you believe in global warming (I certainly do) or not, I find nothing wrong with trying to make the planet cleaner.

I also voted to allow a natural gas filling station for Recology South Valley and our trash and recycling hauler now operates 28 CNG (Clean Natural Gas) trucks in Morgan Hill and the area. This was the first step in converting the entire Recology refuse truck fleet to clean burning natural gas.

Morgan Hill has been aggressive in transitioning to cleaner, sustainable city buildings and changing our city car and truck fleet to electric vehicles. We have a policy to rebuild/remodel city buildings

to LEED Gold standard which requires extensive efforts to make buildings more energy efficient and carbon neutral. If we can do more, and do it faster, I will enthusiastically support those policies.

I have also recently signed onto the Bay Area Air Quality Management District (BAAQMD) initiative, “Diesel Free by 33,” Statement of Purpose, to commit to reducing and eliminating diesel emission in the community as well. Though this is a non-bidding agreement, I will strive to achieve this and any other measure that is shown to reduce greenhouse gas emissions, and our impact on the environment.





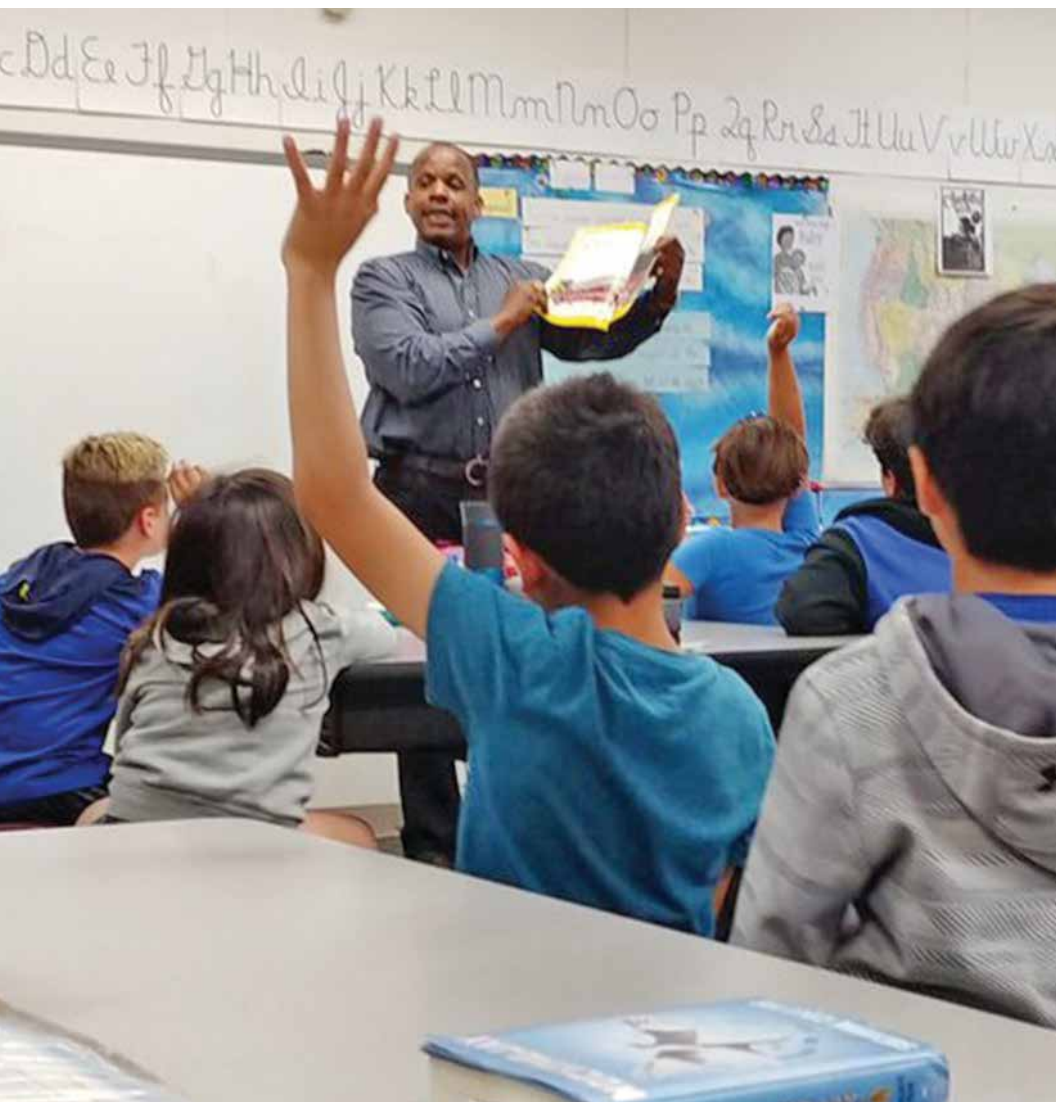
Keep Schools Safe and Fully Funded

TODAY, we can no longer take for granted that when we drop off our children at school they will be safe. It's a sad reality that schools have become a place where bullying and gun violence have happened way too many times in our Country. Santa Clara County is not immune.

Morgan Hill has taken steps to assist our local schools with security resources. Recently we increased spending city funds for a School Resource Officer in our police force whose duty is to actively engage with every school in Morgan Hill on safety training, "active shooter" drills, cyber bullying and other safety measure to keep all our children safe. I know we can do more.

The other issue facing our schools is funding. Currently our schools, K-12 are funded using the Local Control Funding Formula, or LCFF. The LCFF was implemented in 2013 and was supposed to be phased in over the next 8 years as estimated by the California Department of Finance, DOF. This was to replace the arcane funding model of the previous 40 years. But even with this new funding, teachers still have to buy supplies for the school year out of their own pockets which is unacceptable. It's symbolic of bigger funding issues. I plan to work with our local school leaders to ensure that Morgan Hill is getting its fair share of state funding, and advocate for more support from Sacramento.

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10

Require Government Accountability and Transparency

BELIEVE IN FULL AND OPEN DISCLOSURE of all things where we spend taxpayer dollars or vote on public policies (obviously sensitive personnel issues or certain lawsuits must be kept confidential).

Morgan Hill needs to do a much better job in being accountable and transparent to you the residents.

- We need to have a Registered Lobbyist Ordinance – the County and many cities throughout the region have such ordinances. The public has a right to know about the activities of paid lobbyists and who they are meeting with at City Hall. I have already asked City Staff to draft a Lobbyist Registration and Disclosure Ordinance modeled after Santa Clara County’s ordinance.
- We need to take our City Council meetings to different parts of Morgan Hill. Many cities have City Council meetings in different neighborhoods of their city. Not every meeting, but certainly 4 meetings per year can be held away from City Hall and in the neighborhoods. Bringing city government to our neighborhoods will hopefully encourage more public engagement.
- Campaign Finance reports and contributions need to be accessible on the City’s website. Many other cities require these contribution reports be posted online. In the middle of Silicon Valley, not having our reports online is unacceptable. You deserve to know who is giving to candidates and how much.

Endorsements

Bill Monming, State Senator, CA Senate Majority Leader

Dave Jones, California Insurance Commissioner

Ash Kalra, State Assemblymember

Evan Low, State Assemblymember

Mark Stone, State Assemblymember

Cindy Chavez, County Supervisor

Dave Cortese, County Supervisor

Ken Yeager, County Supervisor

Rich Waterman, Vice Mayor of Campbell

Sergio Jimenez, San Jose Councilmember

Raul Peralez, San Jose Councilmember

Don Rocha, San Jose Councilmember

Claudia Rossi, Santa Clara County Board of Education

Fiona Ma, Candidate for California Treasurer

Beth Wyman, Former Mayor Morgan Hill

Angelica Diaz, Candidate for MUSD Board of Trustees

Jamie Rosso, Gilroy Unified School District

Lance McAlpine

Ross Gomez

Theresa Sage Educator

Eric Wallace

(partial list)

DAWN-Democratic Activists for Women Now

League of Conservation Voters (LCV)

Santa Clara County Democratic Party

Sierra Club

South Bay AFL-CIO Labor Council

Cal Fire, Local 2881, IAFF – AFL-CIO

Paid for by
Rich Constantine for Mayor
FPPC# 1398157
17609 Lancia Drive
Morgan Hill, Ca 95037

Dear Neighbor:

I've been a firefighter my entire adult life. Public service is in my blood. I even married a paramedic.

Morgan Hill deserves full attention. It's a great community but we have our issues. That's why I wrote this plan. So you'd know my thoughts about priority issues and solutions.

I plan to retire in January and devote my full attention to the Mayor's job, if you elect me. Thank you for your consideration.

Rich
Constantine

★ ★ ★ *for Mayor* ★ ★ ★

RichForMayor.com

