



City Council

Meeting Minutes

Mark Turner - Mayor
Yvonne Martínez Beltrán - Mayor Pro Tem
Soraida Iwanaga - Council Member
Marilyn Librers - Council Member
Miriam Vega - Council Member

Wednesday, May 21, 2025

A special meeting was held at 5:00 p.m. at the address below:

**City Hall, Grand Conference Room
17575 Peak Avenue, Morgan Hill, CA 95037**

The regular meeting convened at 6:00 p.m. at the address below:

**Council Chamber Building, West Conference Room
17555 Peak Avenue, Morgan Hill, CA 95037**

SPECIAL/REGULAR MEETING

A special meeting of the City Council was called at 5:00 p.m. for the purpose of conducting a closed session.

SPECIAL MEETING

5:00 p.m. Closed Session

CALL TO ORDER

Mayor Turner called the Special Meeting to order at 5:00 p.m.

ROLL CALL ATTENDANCE

City Clerk Michelle Bigelow called the roll.

PRESENT	Mark Turner, Yvonne Martinez Beltran, Soraida Iwanaga, Marilyn Librers, Miriam Vega
ABSENT	None

Council Member Librers attended via Zoom.

Council Member Martinez Beltran arrived at 6:00 p.m. She was not present for the closed session.

DECLARATION OF POSTING AGENDA

City Clerk Michelle Bigelow declared the posting of the agenda.

CLOSED SESSION

City Attorney Donald Larkin announced the closed session.

Conference with Labor Negotiators

Authority: Pursuant Government Code Section 54957.6

City Negotiators: Christina Turner, City Manager; Donald Larkin, City Attorney; Michael Horta, Human Resources Director; Dat Nguyen, Finance Director; Chris Ghione, Assistant City Manager, Public Services

Employee Organization: Morgan Hill Police Officers Association; AFSCME Local 101 Morgan Hill; Community Service Officers Association; Employees Covered under Management Resolution #21-050

OPPORTUNITY FOR PUBLIC COMMENT

Public comment opened at 5:01 p.m. There being no requests to speak, public comment closed.

ADJOURN TO CLOSED SESSION

The meeting adjourned to closed session at 5:01 p.m.

REGULAR MEETING

The regular meeting was called to order at 6:00 p.m.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

RECOGNITIONS

Eagle Scout - Sean Wilmot
Ellie Weston

PROCLAMATIONS

Affordable Housing Month
American Red Cross Month
Foster Care/Resource Parent Month
Public Works Week

PRESENTATIONS

YAC Presentation and Recognitions

CITY COUNCIL REPORTS

Mayor Turner shared updates on several community and regional initiatives:

- Transportation: VTA approved \$1.5 million toward a \$2 million study for express lanes on Highway 101 to State Route 25. A groundbreaking for the 101/25 interchange work takes place tomorrow at 10:30 a.m. at Garlic World.
- Library News: The Santa Clara County Library District unveiled new early learning play spaces—Morgan Hill's theme is "Trusty Trails."
- Healthy Morgan Hill: The kick-off took place May 10 during Sidewalk Saturdays. The next event, Walk with a Doc, is June 7 at 9:00 a.m. at the Magical Bridge Playground.
- Community Engagement: A meeting was held on water and fire preparedness. Mayor Turner is also working with youth at Park Place Apartments to convert ball fields to turf and is seeking sponsors.
- Parks and Trails: Plans are underway to plant trees along the West Little Llagas Creek Trail. The Morgan Hill Rotary Club approved \$25,000 in funding, with work expected to begin in the fall.
- Tourism and Events: The mayor is discussing farm tours with the wine trolley operators and is coordinating a regional pickleball tournament with Gilroy and San Martin.

CITY MANAGER'S REPORT

City Manager Christina Turner shared the following updates:

- New Leadership: She introduced Morgan Hill's new Fire Chief, Marcus Hernandez.
- Youth Engagement: The Police Department will host a Teen Police Academy June 10–13 for local teens (ages 14–17) to explore law enforcement careers and community engagement.
- PD Recruitment: The Police Department is hiring for multiple roles, including Explorers (16–21), Cadets (18–21), Multi-Service Officers (21+), and Police Officers.
- Affordable Housing: A Manufactured Home Purchase Program Workshop will be held Wednesday, May 28, from 6:00–7:00 p.m., in partnership with the County. It will cover eligibility, financing, and the application process.
- Public Art Planning: A Public Art Master Plan Workshop is scheduled for Tuesday, June 3, from 6:00–7:00 p.m. Community input will help shape the future of public art in Morgan Hill.

CITY ATTORNEY'S REPORT

City Attorney Donald Larkin shared that there was no reportable action from the closed session earlier in the evening.

OTHER REPORTS

Mayor Pro Tem Martinez Beltran shared recent activities and committee work:

- Attended Congresswoman Lofgren's Town Hall (April 4) and the Housing & Community Development Advisory Committee meeting (May 4).
- Participated in several SVCE meetings and noted they've secured a new building on El Camino Real.
- As Chair of the VTA PAC, she attended multiple meetings and is advocating to bring Viva Calle to Morgan Hill.
- Attended Peninsula Meetings, with a fundraiser planned at Top Golf in San Mateo.
- Participated in an ABAG meeting and the City Leaders Summit in Sacramento with Council Members Vega, Iwanaga, and Librers.
- Also attended a Cal Cities board meeting.

Council Member Librers reported:

- Joined the City Leaders Summit in Sacramento.
- Participated in the LPMG Local Policy Committee for Caltrain and completed related training.
- Personally funded a 4-day trip to Washington D.C. to meet with legislators about

EV mandates.

- Congratulated staff on the success of the Open Streets event.

PUBLIC COMMENT

Public comment opened at 6:49 p.m. The following people were called to speak:

John McKay

Eric Rodriguez

Sarah Miller

There being no further requests to speak, public comment closed.

ADOPTION OF AGENDA

MOTION:

Adopting the agenda, moving item 25 to the September 17, 2025, City Council Meeting.

RESULT:	Passed
MOVER:	Council Member Vega
SECONDER:	Council Member Iwanaga
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

OTHER BUSINESS

1. PROVIDE RECOMMENDATIONS TO THE MAYOR FOR THE REAPPOINTMENT OF TWO (2) COMMISSIONERS ON THE PLANNING COMMISSION AND INTERVIEW CANDIDATES TO FILL THE REMAINING ONE (1) SEAT ON THE PLANNING COMMISSION

Recommendation:

1. Recommend Reappointment of Commissioners James Wilson and Mohammad Habib with terms ending June 1, 2029;
2. Mayor shares the characteristics/traits that a successful applicant(s) would possess;
3. Conduct Interviews;
4. Council Members identify top applicant(s) and provide recommendations to the Mayor.

The Mayor and Council interviewed the following applicants:

Elizabeth Pulido Carillo (Zoom)
Mark Chilcott
Pierre Dacunha
Danielle Davenport
David Lovato
Mike Rizzo

The meeting recessed at 7:26 p.m. and reconvened at 7:39 p.m.

MOTION:

Ratifying the Mayor's reappointment of James Wilson and Mohammad Habib and appointing David Lovato to four-year terms on the Planning Commission.

RESULT:	Passed
MOVER:	Mayor Pro Tem Martinez Beltran
SECONDER:	Council Member Iwanaga
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

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.

MOTION:

Approving content calendar items 2, 4, and 6 through 19.

RESULT:	Passed
MOVER:	Council Member Vega
SECONDER:	Council Member Iwanaga
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

2. **AUTHORIZE THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT FOR COMPUTER EQUIPMENT WITH SAVANT SOLUTIONS**

Recommendation:

Authorize the City Manager to execute a purchase agreement for computer equipment with Savant Solutions with an amount not to exceed \$150,000.

4. **ADOPT A RESOLUTION APPROVING FY 2025-26 LIST OF STREET REHABILITATION PROJECTS FUNDED BY SENATE BILL (SB) 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT**

Recommendation:

Adopt a resolution approving a list of street rehabilitation projects for Fiscal Year 2025-26 funded by SB1, the Road Repair and Accountability Act of 2017.

6. **ADOPT A RESOLUTION DECLARING THE SUMMARY VACATION OF A PORTION OF A PUBLIC SERVICE AND LANDSCAPE EASEMENT AT 250 JARVIS DRIVE (APN 726-25-095)**

Recommendation:

1. Adopt a Resolution declaring the Summary Vacation of a portion of a Public Service and Landscape Easement at 250 Jarvis Drive (APN 726-25-095); and
2. Direct the City Clerk to file a certified copy of the Resolution in the Office of the Recorder of Santa Clara County.

7. **APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE AND ADMINISTER A CONSULTANT AGREEMENT FOR DESIGN PROFESSIONALS WITH KIMLEY-HORN & ASSOCIATES TO PROVIDE CONCEPTUAL DESIGN OF ROUNDABOUT INTERSECTION IMPROVEMENTS AT WATSONVILLE ROAD AND SUNNYSIDE AVENUE/SANTA TERESA BOULEVARD**

Recommendation:

Approve and authorize the City Manager to execute and administer a Consultant Agreement for Design Professionals with Kimley-Horn & Associates for the conceptual design of Roundabout Intersection Improvements at the intersection of Watsonville Road and Sunnyside Avenue/Santa Teresa Boulevard in the amount of \$175,096.

8. **APPROVE FINAL MAP FOR CROSSWINDS PHASE 2 - TRACT NO. 10652**

Recommendation:

1. Approve the Final Map; and
2. Authorize the recordation of the Final Map.

9. **APPROVE FIRST AMENDMENT TO THE AGREEMENT FOR COUNTYWIDE HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM**

Recommendation:

Authorize the City Manager to execute the first amendment to the Agreement for the Countywide Household Hazardous Waste Collection Program.

10. **APPROVE GEOGRAPHIC INFORMATION SYSTEM (GIS) ENTERPRISE SOFTWARE AGREEMENT WITH ESRI**

Recommendation:

Authorize the City Manager to execute a three-year small government enterprise agreement with Esri for GIS software licensing for a total amount of \$126,600.

11. **APPROVE OBJECTIVE DEVELOPMENT STANDARD WAIVER REQUEST FOR THE DIANA - VALLEY OAK RESIDENTIAL PROJECT**

Recommendation:

Adopt a resolution approving the request for one waiver to the City's objective Residential Development Design and Development Standards for residential development.

12. **APPROVE SANTA CLARA VALLEY HABITAT AGENCY (SCVHA) HABITAT PLAN AMENDMENT AND AUTHORIZE GOVERNING BOARD TO APPROVE FINAL AMENDMENT**

Recommendation:

1. Receive information on proposed amendments to the Santa Clara Valley Habitat Plan;
2. Authorize the Santa Clara Valley Habitat Agency to proceed with the Habitat Plan amendment; and
3. Authorize the Santa Clara Valley Habitat Agency Governing Board to approve the final Habitat Plan amendment.

13. **APPROVE THE APRIL 2, 2025 CITY COUNCIL MEETING MINUTES**

Recommendation:

Approve minutes.

14. **AWARD 2025 SIDEWALK REPAIRS PROJECT TO ESTATE DESIGN AND**

CONSTRUCTION, INC.

Recommendation:

1. Award contract to Estate Design and Construction, Inc. in the amount of \$160,000; and authorize the expenditure of construction contingency funds not to exceed \$16,000 for a total authorization of \$176,000; and
2. Authorize the City Manager to execute and administer the construction contract with Estate Design and Construction, Inc.

15. AWARD 2025 PAVEMENT REHABILITATION PROJECT TO JV LUCAS PAVING

Recommendation:

1. Approve 2025 Pavement Rehabilitation plans and specifications;
2. Award contract to JV Lucas Paving for the 2025 Pavement Rehabilitation Project in the amount of \$2,010,148;
3. Authorize the expenditure of construction contingency not to exceed \$301,522; and
4. Authorize the City Manager to execute and administer the construction contract with JV Lucas Paving.

16. AWARD EAST DUNNE SEWER UPSIZE PROJECT TO WESTROCK ENGINEERING

Recommendation:

1. Approve the East Dunne Sewer Upsize Project Plans and Specifications;
2. Award contract to WestRock Engineering for the East Dunne Sewer Upsize Project in the amount of \$1,177,409;
3. Authorize expenditure of construction contingency funds not to exceed \$117,741;
4. Authorize the City Manager to execute and administer the construction contract with WestRock Engineering.

17. INITIATE ANNUAL ASSESSMENT PROCESS FOR LANDSCAPE ASSESSMENT DISTRICT NUMBER 1

Recommendation:

Approval of the resolutions to:

1. Initiate the proceedings for the levy of assessments for Fiscal Year 2025-26;
2. Approve the Engineer's Annual Report and the proposed assessment levy; and

3. Declare the City Council's intention to levy the assessments in the District and to set the Public Hearing date for June 18, 2025.

18. RATIFY CITY POSITION ON PENDING LEGISLATION

Recommendation:

Ratify the City's position supporting pending legislation, Senate Bill 496 (Hurtado) Advanced Clean Fleets.

19. APPROVE PACIFIC GAS AND ELECTRIC COMPANY AGREEMENT TO PROVIDE ELECTRIC SERVICE TO THE BUTTERFIELD PARK PHASE 1 PROJECT

Recommendation:

1. Approve the Pacific Gas and Electric Agreement to provide electric service to the Butterfield Park Phase 1 Project.; and
2. Authorize the City Manager to administer and execute the Pacific Gas and Electric Company Agreement in the amount of \$236,456.

ITEMS PULLED FOR DISCUSSION

3. ADOPT RESOLUTION ACCEPTING METROPOLITAN TRANSPORTATION COMMISSION'S (MTC'S) TRANSIT ORIENTED COMMUNITIES (TOC) PLANNING AND IMPLEMENTATION PROJECTS GRANTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE GRANT RELATED AGREEMENTS AND DOCUMENTS

Recommendation:

Adopt resolution:

1. Accepting a grant award from MTC for \$650,000 for Morgan Hill Zoning Densities and Floor Area Ratio TOC Policy Compliance; \$200,000 for Morgan Hill Housing TOC Policy Development; \$125,000 for Morgan Hill Parking Management TOC Policy Compliance; and \$175,000 for Morgan Hill Station Access and Circulation TOC Policy Compliance in response to the MTC's Call for TOC Planning and Implementation Projects; and
2. Authorizing the City Manager to negotiate and execute the City of Morgan Hill MTC TOC Planning and Implementation Grants application, the MTC TOC Planning and Implementation Grants documents, and any amendments thereto on behalf of the City as required by MTC for receipt of the MTC TOC Planning and Implementation Grants.

Development Services Director Jennifer Carman provided a report.

Public comment opened at 7:47 p.m. There being no requests to speak, public comment closed.

MOTION:

Approving the recommended action.

RESULT:	Passed
MOVER:	Council Member Vega
SECONDER:	Council Member Iwanaga
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

5. **ADOPT A RESOLUTION TO REQUEST THE METROPOLITAN
TRANSPORTATION COMMISSION FOR THE ALLOCATION OF FISCAL
YEAR 2025-2026 TRANSPORTATION DEVELOPMENT ACT ARTICLE 3
PEDESTRIAN/BICYCLE PROJECT FUNDING**

Recommendation:

1. Authorize staff to prepare and submit a Transportation Development Act Article 3 Pedestrian Improvement Project grant application to the Santa Clara Valley Transportation Authority for implementation of the Monterey Road High-Intensity Activated Crosswalk Beacon Project; and
2. Adopt a resolution to request the Metropolitan Transportation Commission for the allocation of fiscal year 2025-2026 Transportation Development Act Article 3 Pedestrian/Bicycle project funding.

Assistant Engineer Nolan Ugalde provided a report.

Public comment opened at 7:49 p.m. There being no requests to speak, public comment closed.

MOTION:

Approving the recommended action.

RESULT:	Passed
MOVER:	Mayor Pro Tem Martinez Beltran
SECONDER:	Council Member Iwanaga
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega

NAYS:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARINGS

20. APPROVE SOLID WASTE MANAGEMENT RATE ADJUSTMENT FOR 2025

Recommendation:

Adopt resolution approving an adjustment to the maximum allowable solid waste charges effective July 1, 2025.

Environmental Program Administrator Tanya Carothers provided a report and presentation. Mike Kelly with Recology answered questions.

Public comment opened at 7:55 p.m. There being no requests to speak, public comment closed.

MOTION:

Approving the recommended action.

RESULT:	Passed
MOVER:	Mayor Pro Tem Martinez Beltran
SECONDER:	Council Member Vega
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

21. INTRODUCE ORDINANCE TO UPDATE AND DESIGNATE FIRE HAZARD SEVERITY ZONES

Recommendation:

1. Open/close public hearing;
2. Waive first and second reading of the Ordinance; and
3. Introduce Ordinance adopting updated fire hazard severity zones.

Development Services Director Jennifer Carman provided a report and presentation.

Public comment opened at 8:02 p.m. There being no requests to speak, public

comment closed.

MOTION:

Waiving the first and second readings of the ordinance.

RESULT:	Passed
MOVER:	Mayor Pro Tem Martinez Beltran
SECONDER:	Council Member Iwanaga
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

MOTION:

Introducing the ordinance.

RESULT:	Passed
MOVER:	Mayor Pro Tem Martinez Beltran
SECONDER:	Council Member Iwanaga
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

OTHER BUSINESS

22. **INTRODUCE AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING SECTIONS 3.04.240 (CONSULTANT CONTRACTS) AND 3.04.250 (REQUEST FOR PROPOSALS) OF CHAPTER 3.04 (PURCHASING) OF TITLE 3 (REVENUE AND FINANCE) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL REGARDING PROCUREMENT OF ARCHITECTURAL, LANDSCAPE ARCHITECTURAL, ENGINEERING, ENVIRONMENTAL, LAND SURVEYING, AND CONSTRUCTION PROJECT MANAGEMENT SERVICES PURSUANT TO ARTICLE XXII OF THE CALIFORNIA CONSTITUTION AND GOVERNMENT CODE § 4529.10 ET SEQ.**

Recommendation:

1. Waive first and second reading of the Ordinance; and

2. Introduce Ordinance amending Chapter 3.04 (Purchasing).

Assistant City Attorney Cynthia Hasson provided a report.

Public comment opened at 8:09 p.m. There being no requests to speak, public comment closed.

MOTION:

Waiving the first and second readings of the ordinance.

RESULT:	Passed
MOVER:	Council Member Iwanaga
SECONDER:	Council Member Vega
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

MOTION:

Introducing the ordinance.

RESULT:	Passed
MOVER:	Council Member Iwanaga
SECONDER:	Mayor Pro Tem Martinez Beltran
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

23. **INTRODUCE ORDINANCE AMENDING CHAPTER 5.32 (MASSAGE ESTABLISHMENTS AND MASSAGE PROFESSIONALS PERMIT REQUIREMENTS) OF TITLE 5 (BUSINESS LICENSES GENERALLY) MODIFYING THE PERMITTING PROCEDURE FOR MASSAGE THERAPY ESTABLISHMENTS AND SERVICES**

Recommendation:

1. Waive first and second reading of the Ordinance; and
2. Introduce Ordinance amending Chapter 5.32 (Massage Establishments

and Massage Professionals Permit Requirements).

Assistant City Attorney Cynthia Hasson provided a report.

Public comment opened at 8:18 p.m.

Bonnie Kelley was called to speak.

There being no further requests to speak, public comment closed.

MOTION:

Waiving the first and second readings of the ordinance.

RESULT:	Passed
MOVER:	Mayor Pro Tem Martinez Beltran
SECONDER:	Council Member Vega
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

MOTION:

Introducing the ordinance.

RESULT:	Passed
MOVER:	Mayor Pro Tem Martinez Beltran
SECONDER:	Council Member Vega
AYES:	Mayor Turner, Mayor Pro Tem Martinez Beltran, Council Member Iwanaga, Council Member Librers, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

24. RECEIVE MONTHLY BUDGET UPDATE; MARCH 2025 FINANCIAL AND INVESTMENT REPORTS; AND CITY MANAGER AUTHORITY REPORT

Recommendation:

Receive and file reports.

Finance Director Dat Nguyen provided a report and presentation.

Public comment opened at 8:30 p.m. There being no requests to speak, public

comment closed.

Report received.

**25. APPROVE REQUEST TO RENAME NOB HILL TRAIL PARK AFTER
COMMUNITY MEMBER MARTY CHEEK OR PROVIDE ALTERNATIVE
DIRECTION**

Recommendation:

Approve or do not approve the renaming of the Nob Hill Trail Park in recognition of Marty Cheek.

Item continued to the September 17, 2025 City Council Meeting.

FUTURE COUNCIL INITIATED AGENDA ITEMS

Mayor Pro Tem Martinez Beltran requested a review of the City Council meeting schedule.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 8:34 p.m.

Minutes Prepared by:

Michelle Bigelow, City Clerk