



City Council

Meeting Minutes

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

Wednesday, August 20, 2025

5:00 p.m. Closed Session

6:00 p.m. Regular Session

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

SPECIAL/REGULAR MEETING

A special meeting of the City Council is 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 City Council meeting to order at 5:00 p.m.

ROLL CALL ATTENDANCE

City Clerk Bigelow called the roll.

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

Mayor Pro Tem Martinez Beltran arrived at 6:00 p.m.

DECLARATION OF POSTING AGENDA

City Clerk Bigelow declared the posting of the agenda.

CLOSED SESSION

City Attorney Larkin announced the closed session items.

CONFERENCE WITH LABOR NEGOTIATORS

Authority: Pursuant to 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 #23-051

PUBLIC EMPLOYMENT (§ 54957)

Title: City Attorney

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (§ 54956.9)

Perry v. City of Morgan Hill, et al. (Santa Clara County Case No. 25-CV-464704

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (§ 54956.9)

Berns v. City of Morgan Hill, et al. (Santa Clara County Case No. 25-CV-472644

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 convened at 6:00 p.m.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

CITY COUNCIL REPORTS

Council Member Vega thanked her students and their parents, who came from Salinas, for attending the meeting that evening. She shared that over the summer, she met with various City staff members to learn more about the City, its departments, and how it operates. She shared that she volunteered by cooking for over eight hours to raise

funds for a retirement home in Mexico. She attended the grand opening of Grocery Outlet and National Night Out. On a personal level, she took her dog to a dog show and attempted to run a half-marathon.

CITY MANAGER'S REPORT

City Manager Turner provided the following report:

Join us on Thursday, August 21st at 6:30 PM for a night of fun at the CURA Contemporary, Morgan Hill's new fine art gallery, for the Content Magazine's Pickup Party and Awards Ceremony. Content Magazine is a Bay Area print publication focused on showcasing artists, creative entrepreneurs, and organizations that contribute to the unique life and style of Silicon Valley. The evening will include food and drinks, live performances, a Pop-Up Gallery Exhibition, and the Emerging Artists' Awards Ceremony.

Economic Development - Women in Business Panel Discussion - Join us on Thursday, August 28, from 5:30 p.m. - 8:00 p.m. for the "Women In Business Floral-Side Chat" happening at Luxe Flower Bar in Downtown. Hear from seven inspiring women spanning a variety of industries and gain valuable insights. Whether you're an aspiring entrepreneur or a seasoned professional, this event is sure to provide you with motivation and knowledge to help you succeed. The whole community is encouraged to attend and engage in lively discussion, make new connections, and enjoy the beautiful ambiance of Luxe Flower Bar.

Windmill Estates Mobile Home Park Rent Hearing - Windmill Estates, located on San Pedro Avenue, has filed for a space rent increase. As required, the City will hold a mobile home rent hearing on this request on Thursday, August 28, 2025, at 7:00 p.m. here in Council Chamber, with both in-person and Zoom participation available. Any questions should be directed to the Housing & Economic Mobility Director, John Lang.

Registration Now Open for the Morgan Hill Community Police Academy - The Community Police Academy offers residents an inside look at local law enforcement. This engaging program is designed to build community partnerships, increase safety awareness, and provide hands-on experience with Morgan Hill Police Department's (MHPD) policies, procedures, and training. Apply online now for the upcoming evening session, which runs weekly from September 3 to November 19. For more details and to apply, visit MHPD's website.

Fall 2025 Program Registration is Open - Fall is just around the corner, and so is the FUN! Dance classes, art, sports programs, and swim lessons—there's something for everyone! Check out the Recreation Activity Guide on the City's website.

The City is conducting a formal ADA Self-Evaluation to identify and remove barriers to accessibility in our programs, services, activities, and facilities. This evaluation will inform an update of the City's ADA Transition Plan. If you have ideas or comments on where access for those with disabilities can be improved, there is currently a community survey open and available on the City's website. The survey is open until September 19th.

CITY ATTORNEY'S REPORT

City Attorney Larkin shared that the Council met in closed session earlier in the evening and there was no reportable action.

OTHER REPORTS

Mayor Pro Tem Martinez Beltran shared that she attended a Silicon Valley Clean Energy Meeting last week, where they approved 25 purchasing agreements and held a discussion on the budget. She also attended the Valley Transportation Authority Policy Advisory Committee meeting.

Council Member Iwanaga shared that she and her family took a trip to Japan, and while there, they visited our Sister City, Mizuho. The outgoing and incoming mayors of Mizuho sent a few things that are representative of their city as a gift. She shared that she attended National Night Out, and it was a lot of fun to see the community coming out and getting involved. She participated in the Community Health Fundraiser at the Granada Theater.

Council Member Librers attended the ribbon-cuttings for Grocery Outlet, Lawson's Bakery, and Hiram's Boutique. Last Saturday, she spent the day in Campbell at the Youth Climate Seminar. This morning, she attended the South County Youth Task Force Meeting.

Mayor Turner shared that he has been meeting with local farmers, along with the owners of the wine trolley, and is pleased to announce that the farm tours with the wine trolley will start on September 5. He thanked Heather Gallegos and Christina Perez, owners of the wine trolley, for bringing this to fruition. He announced that the South County Pickleball Invitational is getting underway. He attended a Cities Association meeting, where they talked about several pieces of legislation. He shared that he and the City Manager had a meeting with Senator Padilla's office, where they discussed housing, transportation, and a fourth lane on Highway 101. Lastly, he toured Komodo Fire Systems in Morgan Hill, where he was joined by a number of elected officials from throughout the state to learn more about their fire suppression efforts and technology.

PUBLIC COMMENT

Public comment opened at 6:20 p.m. The following people were called to speak:

Kathy Chavez Napoli

Yvonne Smith

Karen Fitch

Jennifer Blalack

Russell Blalack

Marji McMillan

Betty Davis

Maria Aguilar

Kaitlin

Mary Garrett

Joanne Martinez
 Sean Allen
 Art Martinez
 Joe Baranowski
 Carla Torres
 John Samorie
 Teresa Hernandez
 Ron Kirkish
 Claudia Blodgett
 Harry Robertson
 Camille Martinez
 Matt Wendt
 Susan Mister
 There being no further requests to speak, public comment closed.
 Public comment Supplements

ADOPTION OF AGENDA

MOTION:

Adopting the agenda, moving pulled consent items to the end of the agenda.

RESULT:	Passed
MOVER:	Council Member Librers
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

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 consent calendar items 1 through 3 and 6 through 8 and 11.

RESULT:	Passed
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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

1. ACCEPT THE CALIFORNIA HIGHWAY PATROL CANNABIS TAX GRANT IN THE AMOUNT OF \$227,388.

Recommendation:

1. Adopt a Resolution Accepting the California Highway Patrol Cannabis Tax Grant in the amount of \$227,388;
2. Authorize the City Manager to execute the California Highway Patrol Cannabis Tax Fund Grant Program agreement; and
3. Adopt a budget amendment resolution for FY 2025-26 to appropriate \$227,388 and recognize the corresponding grant revenue.

2. ACCEPT ANNUAL EVALUATION REPORT FOR THE SANTA CLARA COUNTY MULTI-JURISDICTIONAL PROGRAM FOR PUBLIC INFORMATION (PPI) FOR FY 2024-25 (YEAR 4) RELATING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM'S COMMUNITY RATING SYSTEM PROGRAM

Recommendation:

Accept the Annual Evaluation Report for FY 2024-25 (Year 4) for the 2021 Santa Clara County Multi-Jurisdictional Program for Public Information (PPI).

3. ACCEPT MONTEREY ROAD UNDERPASS CONCRETE SPALL AND CRACK REPAIR PROJECT

Recommendation:

1. Accept as complete, the Monterey Road Underpass Concrete Spall and Crack Repair Project in the final amount of \$298,730;
2. Authorize the City Engineer to sign the Notice of Completion; and
3. Direct the City Clerk to file the Notice of Completion with the County Recorder's Office.

6. APPROVE CONSULTANT AGREEMENT WITH ENGEIO, INC. IN THE

AMOUNT OF \$750,000 FOR ON-CALL GENERAL COMPACTION TESTING AND SPECIAL INSPECTION SERVICES FOR VARIOUS CAPITAL IMPROVEMENT PROGRAM PROJECTS

Recommendation:

Approve and authorize the City Manager to execute and administer an agreement to provide on-call general compaction testing and special inspection services for various Capital Improvement Program Projects with Engeo, Inc. in the amount of \$750,000 for a three year term.

7. APPROVE THE FY 2025-26 WORK PLANS FOR THE LIBRARY, CULTURE AND ARTS COMMISSION AND THE PARKS AND RECREATION COMMISSION

Recommendation:

Review and approve the FY 2025-26 Work Plans for the Library, Culture and Arts Commission and the Parks and Recreation Commission.

8. APPROVE SECOND AMENDMENT TO THE MAINTENANCE SERVICE AGREEMENT WITH ENVIRONMENTAL SYSTEMS, INC. TO INCREASE THE NOT TO EXCEED AMOUNT BY \$2,500,000 FOR A TOTAL AGREEMENT AMOUNT OF \$3,762,944 FOR THE REPAIR AND REPLACEMENT OF SIGNIFICANT CITY HEATING VENTILATION AND COOLING COMPONENTS WITHIN THE CITY'S BUILDINGS

Recommendation:

1. Approve the Second Amendment to the Maintenance Service Agreement with Environmental Systems, Inc. for \$2,500,000, for a total agreement amount of \$3,762,944;
2. Authorize the City Manager to execute and administer the Second Amendment to the Maintenance Service Agreement with Environmental Systems, Inc.;
3. Authorize the City Manager to extend the term of the Agreement with Environmental Systems, Inc. for up to an additional one-year term; and
4. Adopt a resolution appropriating \$1.4 million in Building Replacement Fund (741).

11. RATIFY CITY POSITIONS ON PENDING LEGISLATION

Recommendation:

1. Ratify the City's position opposing pending legislation Senate Bill 445 (Wiener) Transportation Projects: Permitting; and
2. Ratify the City's position supporting pending legislation Senate Bill 346 (Durazo) Local agencies: transient occupancy taxes: and short-term rental facilitator.

PUBLIC HEARINGS

**12. CONDUCT TAX AND EQUITY FISCAL RESPONSIBILITY ACT (TEFRA)
HEARING APPROVING ISSUANCE OF REVENUE BONDS FOR MAGNOLIAS
APARTMENT PROJECT LOCATED AT 17965 MONTEREY ROAD WITHIN
THE CITY OF MORGAN HILL**

Recommendation:

1. Open and close public hearing consistent with the requirements of the Federal Tax and Equity Fiscal Responsibility Act ("TEFRA") and Section 147 (f) of the Internal Revenue Code of 1986, as amended (the "Code"); and
2. Adopt the resolution approving the issuance and re-issuance of bonds by the California Municipal Finance Authority (CMFA), for the acquisition, construction, improvement and equipping of a 66-unit multifamily housing project located on a 1.53-acre parcel situated at 17965 Monterey Road, in the City of Morgan Hill, California (the "City").

Housing and Economic Mobility Director Lang provided a report.

MOTION:

Hearing the pulled consent calendar items following item 12. Motion failed for lack of a second.

RESULT:	Failed
MOVER:	Mayor Pro Tem Martinez Beltran
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	None

The public hearing opened, with no requests to speak, it closed.

MOTION:

Approving the recommended actions.

RESULT:	Passed
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MOVER:	Council Member Librers
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

OTHER BUSINESS

13. REMOVE AND REPLACE CURRENT MAYOR PRO TEMPORE

Recommendation:

1. City Council consideration of the Mayor's recommendation to remove Yvonne Martínez Beltrán from her appointed position of Mayor Pro Tempore, pursuant to Council Policy CP-99-01; and
2. Should the motion to remove be approved by a majority vote, the Council shall open the floor to nomination(s) for a new Mayor Pro Tempore; and
3. Select a new Council Member to serve as Mayor Pro Tempore through December 3, 2025.

Mayor Turner provided a report.

Public comment opened at 7:09 p.m. The following people were called to speak:

Sally Casas
 Karen Agacki
 Donald Price
 Gino Borgioli
 Kathy Chavez Napoli
 Joanne Fierro
 Brian Sullivan
 Sousan Manteglie
 Diana Lockwood
 Chris Robell
 Laura Nuno
 Sean Allen
 Carla Torres
 Marby Lee
 Marji McMillan
 Eric Wallace
 Armando Benavides
 George Panos
 Joe Baranowski
 Yvonne Smith

Ron Kirkish
 Noshaba (Zoom)
 Jennifer Higgins (Zoom)
 Raeena Lari (Zoom)
 There being no further requests to speak, public comment closed.

MOTION:

Removing Yvonne Martinez Beltran as Mayor Pro Tempore.

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

MOTION:

Appointing Marilyn Librers as Mayor Pro Tempore through 2026.

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

The meeting recessed at 8:09 p.m. and reconvened at 8:20 p.m.

14. RECEIVE MONTHLY BUDGET UPDATE; PRELIMINARY FY 2024-25 FINANCIAL AND INVESTMENT REPORTS; CITY MANAGER AUTHORITY REPORT; AND ADOPT RESOLUTION AMENDING FY 2024-25 BUDGET

Recommendation:

1. Accept and file report; and
2. Adopt resolution amending FY 2024-25 Budget.

Finance Director Nguyen provided a presentation and report.

Public comment opened at 8:29 p.m. There being no requests to speak, public comment closed.

MOTION:

Approving the recommended actions.

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

15. HOLD MID-YEAR GOAL CHECK-IN

Recommendation:

Receive and review departmental updates, strategic priority workplan status updates, and Sustainable Morgan Hill priorities; and provide any desired changes to the workplan and Sustainable Morgan Hill priorities.

City Manager Turner provided a presentation and report.

Public comment opened at 8:40 p.m. The following people were called to speak:

Doug Muirhead

Joe Baranowski

Kathy Chavez Napoli

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

The City Council provided direction to the City Manager, including holding the Mid-Year Goal Check-In on August 27, 2025.

ITEMS PULLED FOR DISCUSSION

4. ACCEPT GRANT FUNDING IN THE AMOUNT OF \$416,500 FROM THE INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION (ICMA) TO SUPPORT STAFFING AND PROGRAM EFFORTS RELATED TO ECONOMIC MOBILITY

Recommendation:

1. Authorize the City Manager to execute an Agreement with the International City/County Management Association (ICMA) accepting

- grant funds in the amount of \$416,500; and
2. Adopt a resolution to amend the City's Fiscal Year (FY) 2025-2026 Adopted Budget, to appropriate \$416,500 to the Housing Division to hire an Administrative Analyst and provide program funds for the implementation of the City's Economic Mobility initiatives.

Housing and Economic Mobility Director Lang and City Manager Turner answered questions.

Public comment opened at 9:13 p.m. There being no requests to speak, public comment closed.

MOTION:

Approving the recommended actions.

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

5. AMEND AFFORDABLE HOUSING AGREEMENT FOR BROOKFIELD-ROSEWOOD

Recommendation:

Approve a Second Amendment to the Affordable Housing Agreement between the City of Morgan Hill and BFH CM Residential LLC authorizing a Housing in Lieu payment of \$2,114,510 for the remaining eight Below Market Rate units in the project.

Housing and Economic Development Director Lang and Assistant City Manager Ramirez answered questions.

The Council extended the meeting to 10:15 p.m.

Public comment opened at 9:44 pm. The following people were called to speak:

Joe Baranowski

Armando Benavides

Joe Guerra (Applicant)

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

MOTION:

Directing staff to work with the developer to explore other possible options.

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

Items 9 and 10 were continued to the August 27, 2025 meeting.

9. **APPROVE THE JUNE 18, 2025, JUNE 25, 2025, JULY 7, 2025, and JULY 22, 2025 CITY COUNCIL MEETING MINUTES.**

Recommendation:

Approve the June 18, 2025, June 25, 2025, July 7, 2025, and July 22, 2025 City Council meeting minutes.

10. **AUTHORIZE AMENDMENT TO JOINT USE AGREEMENT AND ACCEPT DONATIONS TO ALLOW FOR THE INSTALLATION OF TREES ALONG THE WEST LITTLE LLAGAS CREEK TRAIL SOUTH OF WATSONVILLE ROAD**

Recommendation:

1. Authorize the City Manager to execute an amendment to the West Little Llagas Creek Trail Joint Use Agreement with Valley Water to allow for the planting of trees along the trail;
2. Accept a donation of trees from Google valued at \$10,000; and
3. Accept a donation from the Rotary Club of Morgan Hill of \$25,000 to be used towards irrigation for the new trees.

FUTURE COUNCIL INITIATED AGENDA ITEMS

Mayor Turner requested conversations about pop-up vendors and food carts, bikes, e-bikes, and scooters, and Wi-Fi challenges, Frontier, and other providers.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 10:12 p.m.

Minutes Prepared by:
Michelle Bigelow, City Clerk