



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, September 3, 2025

6:00 p.m.

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

CALL TO ORDER

Mayor Turner called the City Council meeting to order at 6:00 p.m.

ROLL CALL ATTENDANCE

City Clerk Bigelow called the roll.

PRESENT	Mark Turner, Marilyn Librers, Soraida Iwanaga, Miriam Vega
ABSENT	Yvonne Martinez Beltran

DECLARATION OF POSTING AGENDA

City Clerk Bigelow declared the posting of the agenda.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

Proclaiming September as National Preparedness Month

Proclaiming September as Childhood Cancer Awareness Month

Proclaiming October 1, 2025 as Clean Air Day

CITY COUNCIL REPORTS

Council Member Iwanaga shared that over the last few weeks she has been focusing on learning more about how the City operates and about some of the projects taking place in and around town. She also attended an event that supports communities that are underserved.

CITY MANAGER'S REPORT

City Manager Turner announced that Morgan Hill has officially opened the new Butterfield Fire Station. The all-electric, solar-powered facility enhances emergency response, while adding critical staffing for the City's growing emergency call volume. She thanked the Morgan Hill Fire Department and City teammates, Yat Cho and Chris Ghione, for outstanding project management!

She then presented the City Manager's Recognition Report, highlighting new, promoted, and retiring teammates.

Teammate Recognitions

CITY ATTORNEY'S REPORT

None.

OTHER REPORTS

None.

PUBLIC COMMENT

Public comment opened at 6:16 p.m. With no requests to speak, the public comment was closed.

ADOPTION OF AGENDA

MOTION:

Adopting the agenda as posted.

RESULT:	Passed
MOVER:	Council Member Vega
SECONDER:	Mayor Pro Tem Librers

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

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.

Public comment opened at 6:18 p.m.

Doug Muirhead was called to speak.

With no further requests to speak, public comment period was closed.

MOTION:

Approving consent calendar items 1 through 5.

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

1. APPROVE AGREEMENT WITH THE COUNTY OF SANTA CLARA FOR THE 2024 EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG) FUNDS

Recommendation:

1. Authorize the City Manager to execute and administer the Agreement with the County of Santa Clara for the 2024 Emergency Management Performance Grant; and
2. Adopt resolution amending the Fiscal Year 2025-26 Budget to recognize revenue and appropriate related expenditures, in the amount of \$13,250 from the General Fund.

2. APPROVE AMENDMENTS TO ENGINEERING-RELATED CONSULTANT AGREEMENTS FOR CAPITAL IMPROVEMENT PROGRAM PROJECT DESIGN, TOPOGRAPHIC SURVEY AND CONSTRUCTION STAKING SERVICES

Recommendation:

Approve and authorize the City Manager to execute and administer four engineering-related consultant amendments:

1. First Amendment to Harris and Associates, Inc. to increase the amount from \$519,000 to \$919,000;
2. First Amendment to Associated Engineering-Surveying Service, Inc. doing business as Hanna-Brunetti to increase the amount from \$144,000 to \$544,000;
3. First Amendment to Ruggeri-Jensen-Azar (RJA) to increase the amount from \$39,000 to \$439,000; and
4. First Amendment to MNS Engineers, Inc. to increase the amount from \$39,000 to \$439,000.

3. APPROVE THE MEMORANDUM OF UNDERSTANDING FOR PARTICIPATION IN THE MULTI-JURISDICTIONAL COMPOSTING EDUCATION PROGRAM

Recommendation:

1. Authorize the City Manager to execute, administer and make minor modifications with the approval of the City Attorney to the Memorandum of Understanding for the Multi-Jurisdictional Composting Education Program; and
2. Adopt resolution amending the FY2025-26 Budget to appropriate an additional \$116,893 to the City's Countywide Solid Waste Program (Fund 246).

4. APPROVE THE AUGUST 20, 2025 AND AUGUST 27, 2025 CITY COUNCIL MEETING MINUTES

Recommendation:

Approve the August 20, 2025 and August 27, 2025 City Council Meeting Minutes.

5. AWARD EAGLE VIEW WELL #1 DEVELOPMENT PROJECT CONTRACT TO ZIM INDUSTRIES, INC. IN THE AMOUNT OF \$797,364

Recommendation:

1. Approve the Eagle View Well #1 Development Project plans and specifications;
2. Award contract to Zim Industries, Inc. for the Eagle View Well #1 Development Project in the amount of \$797,364; and
3. Authorize expenditures of construction contingency not to exceed \$79,736.

PUBLIC HEARINGS

6. **ZA2024-0001/EA2024-0009: DEWITT-WEST HILLS CHURCH: REQUEST FOR A PLANNED DEVELOPMENT WITH MASTER PLAN OF A 5.75-ACRE PARCEL FOR THE REMODEL AND EXPANSION OF AN EXISTING RELIGIOUS FACILITY. THE PLAN INCLUDES DEMOLITION OF THE TEMPORARY CLASSROOM FACILITIES AND THE CONSTRUCTION OF PERMANENT CLASSROOM FACILITIES, AND THE REMODEL AND EXPANSION OF THE EXISTING SANCTUARY WITH ASSOCIATED SITE IMPROVEMENTS**

Recommendation:

1. Open/Close the public hearing;
2. Adopt a Resolution approving a Negative Declaration for the West Hills Community Church Planned Development with Master Plan;
3. Waive the first and second reading of the ordinance for a Zoning Amendment to create a Planned Development with a Master Plan; and
4. Introduce the ordinance.

Senior Planner Brown and Development Services Director Carman provided a presentation and report.

The public hearing opened at 6:28 p.m. The following people were called to speak:

David Fredrick
Cindy Chacon
Patrick McCoy
Laurie Beasley
Jenann Nakamura
Lucas Shellhammer
Rachel Medeiros
Irving Tamura
Patty Trapp

With no further requests to speak, the public hearing was closed.

MOTION:

Adopting the resolution.

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

MOTION:

Waiving the first and second reading of the ordinance.

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

MOTION:

Introducing the ordinance.

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

The meeting recessed at 6:50 p.m. and reconvened at 6:55 p.m.

OTHER BUSINESS

7. APPOINT VOTING DELEGATES FOR THE 2025 CALCITIES (LEAGUE) ANNUAL CONFERENCE

Recommendation:

1. Appoint a voting delegate and up to two alternate voting delegates to the CalCities Annual Conference; and
2. Direct staff to complete and forward the voting delegate form to CalCities.

City Clerk Bigelow provided the report.

Public comment opened at 6:57 p.m. With no requests to speak, the public comment was closed.

MOTION:

Appointing Mayor Pro Tem Librers as the primary voting delegate and Council Members Vega and Iwanaga as alternates.

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

8. PROVIDE DIRECTION TO STAFF ON PROPOSED FUTURE COUNCIL INITIATED AGENDA ITEM

Recommendation:

Determine if the majority of the City Council wants the following item agendized at a future meeting for discussion:

Implement regulations to address the growing presence of pop-up and street vendors in the City.

City Manager Turner provided the report.

Public comment opened at 7:00 p.m. With no requests to speak, the public comment was closed.

MOTION:

Directing staff to agendize the item for future discussion.

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

FUTURE COUNCIL INITIATED AGENDA ITEMS

None.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 7:01 p.m.

Minutes Prepared by:

Michelle Bigelow, City Clerk