



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 17, 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

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

OPPORTUNITY FOR PUBLIC COMMENT

Public comment opened at 5:01 p.m. With 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

PROCLAMATION

Latino Heritage Month

PUBLIC COMMENT

Public comment opened at 6:05 p.m. The following people were called to speak:

Rocke Garcia

Glenda Garcia

With no further requests to speak, public comment closed.

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 6:09 p.m.

Joe Baranowski was called to speak.

With no further requests to speak, public comment closed.

MOTION:

Approving consent calendar items 1 through 5.

RESULT:	Passed
MOVER:	Council Member Martinez Beltran
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

1. ACCEPT GRANT FUNDING IN THE AMOUNT OF \$115,000 FROM THE CALIFORNIA STATE OFFICE OF TRAFFIC SAFETY

Recommendation:

1. Authorize the City Manager to execute the Grant Agreement with the California State Office of Traffic Safety, accepting grant funds from the Traffic Records Improvement Project in the amount of \$25,000;
2. Authorize the City Manager to execute an Agreement with the California State Office of Traffic Safety, accepting grant funds from the Selective Traffic Enforcement Grant Program in the amount of \$90,000; and
3. Adopt resolution amending the FY 25-26 Budget to recognize grant revenue and appropriate \$115,000 in grant fund expenditures.

2. ADOPT ORDINANCE NO. 2367, NEW SERIES, APPROVING A ZONING AMENDMENT FOR A PLANNED DEVELOPMENT WITH MASTER PLAN (ZA2024-0001) FOR A 5.75-ACRE SITE LOCATED AT 16695 DEWITT AVENUE (APN: 773-09-011)

Recommendation:

Waive the reading, adopt Ordinance No. 2367, 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.

3. **ADOPT RESOLUTION APPROVING THE CITY OF MORGAN HILL'S 2025 SANITARY SEWER MANAGEMENT PLAN (SSMP)**

Recommendation:

Adopt resolution approving the Sanitary Sewer Management Plan (SSMP).

4. **APPROVING THE SEPTEMBER 3, 2025 CITY COUNCIL MEETING MINUTES**

Recommendation:

Approve the September 3, 2025 City Council Meeting Minutes.

MOTION:

Approving the recommended action.

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

5. **APPROVE A REIMBURSEMENT AGREEMENT WITH EDEN HOUSING, INC. FOR OUT-OF-TRACT UNDERGROUNDING OF OVERHEAD UTILITIES SOUTH OF THE MAGNOLIAS PROJECT (17965 MONTEREY ROAD)**

Recommendation:

1. Approve a Reimbursement Agreement with Eden Housing, Inc. for The Magnolias Project; and
2. Authorize the City Manager to execute the Reimbursement Agreement.

ITEM PULLED FOR DISCUSSION

6. **APPROVE SETTLEMENT AGREEMENT WITH HIGH STREET NO. CAL. DEVELOPMENT, INC. (TRAMMELL CROW RESIDENTIAL) REGARDING BUILDER'S REMEDY PROJECT AT COCHRANE ROAD AND DE PAUL**

DRIVE (APNs 728-31-017, -019)

Recommendation:

Authorize the City Manager to execute a settlement agreement with High Street No. Cal. Development, Inc. to allow the developer to apply for a modified Builder's Remedy project.

City Attorney Larkin provided a report.

Public comment opened at 6:35 p.m. The following people were called to speak: Joe Baranowski was called to speak.

With no further 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 Librers, Council Member Iwanaga, Council Member Martinez Beltran, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

The meeting recessed at 6:39 p.m. and reconvened at 6:44 p.m.

WORKSHOP

7. FISCAL SUSTAINABILITY UPDATE

Recommendation:

1. Review and reaffirm budget principles; and
2. Provide direction to continue considering options for additional revenue, such as a local tax measure, alongside continued efforts to strengthen our Economic Development strategies; and
3. Receive direction from Council regarding specific programs to review or further evaluate.

City Manager Turner, Finance Director Nguyen, and Budget Manager Delgado provided a report and presentation.

Public comment opened at 8:26 p.m. The following people were called to speak: Doug Muirhead
Sally Casas

Joe Baranowski (Zoom)
Armando Benavides (Zoom)
Steve Adamo
With no further requests to speak, public comment closed.

The Council decided to continue the meeting until 9:30 p.m.

The Council provided feedback and direction to staff.

FUTURE COUNCIL INITIATED AGENDA ITEMS

Mayor Pro Tem Librers requested an exploration of solar lights for the dog park.

Council Member Vega requested joint City Council and commission meetings with the Planning, Parks and Recreation, and Library, Culture, and Arts Commissions.

Council Member Martinez Beltran requested that staff explore Morgan Hill as an RV destination.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 9:21 p.m.

Minutes Prepared by:

Michelle Bigelow, City Clerk