



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, October 15, 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 Pro Tem Librers called the City Council meeting to order at 5:00 p.m.

DECLARATION OF POSTING AGENDA

City Clerk Bigelow declared the posting of the agenda.

ROLL CALL ATTENDANCE

City Clerk Bigelow called the roll.

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

Mayor Turner attended the closed session remotely.

CLOSED SESSION

City Attorney Larkin announced the closed session items.

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 #23-051

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Government Code section 54956.9(d)(1)

Name of case: Martha Leticia Valdes, Claim No. 3108548

OPPORTUNITY FOR PUBLIC COMMENT

Public comment opened at 5:00 p.m. With no requests to speak, public comment closed.

ADJOURN TO CLOSED SESSION

The meeting adjourned to closed session at 5:00 p.m.

REGULAR MEETING

The regular meeting convened at 6:04 p.m.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

Proclaiming the month of October as Brain Health and Dementia Awareness Month

CITY COUNCIL REPORTS

Mayor Pro Tem Librers shared that she attended the Cal Cities Conference and especially enjoyed the keynote speaker. She also participated in the South County Youth Task Force meeting, chaired the Habitat Implementation Board and Governing Board meetings, and noted that she and a colleague attended a fundraising event for

Green Foothills.

CITY MANAGER'S REPORT

Last Saturday, October 11, about 30 volunteers from Community Christian dedicated several hours to beautifying Community Park and the area near the Centennial Recreation Center. They spread mulch around the skate park, painted picnic tables, picked up litter, and installed posts for new shade sails by the pickleball courts, with the sails to be added next week. Their continued efforts are deeply valued by the City. Additionally, the second week of October marks Code Enforcement Officer Week, recognizing the hard work of Ozzie Esquivel, John Amos, and the team, including Daniel Cardwell and Eric Blomquist. This year, the team increased monitoring with some evening and weekend work, and their dedication aligns well with today's Building Code update.

CITY ATTORNEY'S REPORT

City Attorney Larkin shared that City Council met in closed session earlier in the evening. On the matter of negotiations, there was no reportable action. The second matter was continued to the end of the regular meeting.

OTHER REPORTS

Council Member Martinez Beltran shared highlights from attending the Cal Cities Conference, which saw its highest attendance since COVID. She attended sessions focused on leveraging AI to expand reach and achieve cost savings. She participated in the Cal Cities Board meeting and the Peninsula Division lunch where she was sworn onto the board. She also attended the Latino Caucus Board meeting where they celebrated their 35th anniversary. Additional engagements included the ABAG meeting, a Santa Clara County Courts legislative event, and hosting an event on Measure A and Prop 50. She also joined the MHUSD Superintendent and City teammates for the MHUSD/San Jose State event, participated in PAC Board discussions for VTA, attended Silicon Valley Clean Energy and SCRWA meetings, and joined a transportation webinar with Senator Wiener on SB 79.

Council Member Vega attended the Habitat meeting and participated in the Cal Cities Conference, where she joined sessions on placing revenue measures on the ballot and addressing homelessness and mental health. She valued the opportunity to spend time with staff, build connections, and learn how other cities are tackling similar challenges. Additionally, she volunteered at the Food and Wine Festival to support a chef and took part in the City/School Liaison Committee meeting.

Council Member Iwanaga shared that she attended the Cal Cities Conference for the first time, participating in sessions on homelessness and mass transit, noting that many proposed solutions are geared toward larger cities. She also attended the SCRWA meeting and was pleased to see several projects progressing toward completion. In addition, she attended the October 5th Food and Wine Festival, which benefited

MHUSD.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public comment opened at 6:24 p.m. With no requests to speak, public comment closed.

ADOPTION OF AGENDA

MOTION:

Adopting the agenda as posted.

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

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, 3, 4, 5, and 7 through 11.

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

- 1. APPROVE THE SERVICE PROVIDER AGREEMENT RELATED TO THE ADMINISTRATION OF THE CITY'S 457(B) DEFERRED COMPENSATION**

PLAN WITH SHUSTER ADVISORY GROUP

Recommendation:

1. Approve the service provider agreement related to the administration of the City's 457(b) Deferred Compensation Plan with Shuster Advisory Group; and
2. Appoint the City Manager as the Plan Administrator; and
3. Authorize the City Manager to execute and administer the related agreements.

3. **APPROVE A THREE-YEAR AGREEMENT WITH MAGGIORA BROS DRILLING, INC IN THE AMOUNT OF \$750,000 FOR ON-CALL ROUTINE AND EMERGENCY REPAIR, MAINTENANCE, AND REHABILITATION OF THE CITY'S WATER WELLS AND BOOSTER STATIONS**

Recommendation:

Approve and authorize the City Manager to execute a three-year agreement with Maggiora Bros Drilling, Inc. in the total not-to-exceed amount of \$750,000 for on-call routine and emergency repair, maintenance, and rehabilitation of the City's water wells and booster stations.

4. **APPROVE AMENDED AND RESTATED CONSULTANT AGREEMENT FOR DESIGN PROFESSIONALS WITH HYDROSCIENCE ENGINEERS FOR DESIGN SERVICES RELATED TO THE SEWER TRUNK LINE BETWEEN MORGAN HILL AND GILROY**

Recommendation:

1. Approve Amended and Restated Consultant Agreement for Design Professionals with HydroScience Engineers, Inc. to provide additional services for the New Sewer Trunk Line to Gilroy project for a total not-to-exceed amount of \$654,238; and
2. Authorize the City Manager to execute and administer the amended and restated consultant agreement.

5. **APPROVE SECOND AMENDMENT TO DESIGN SERVICES AGREEMENT WITH SCHAAF & WHEELER CONSULTING CIVIL ENGINEERS FOR THE BUTTERFIELD BASIN ONLINE CONVERSION PROJECT FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$293,352**

Recommendation:

1. Approve the Second Amendment to the Consultant Agreement with Schaaf & Wheeler Consulting Civil Engineers to provide additional services for the Butterfield Basin Online Conversion Project for a total not-to-exceed amount of \$293,352; and

2. Authorize the City Manager to execute and administer the amended consultant agreement.

7. **APPROVE AND AUTHORIZE THE CITY MANAGER TO PURCHASE THREE UTILITIES DIVISION REPLACEMENT VEHICLES**

Recommendation:

1. Approve the purchase of a Ford T-350 E Transit Cargo Van from Rush Truck Center in the amount of \$75,323 to replace vehicle W18163;
2. Approve the purchase of a Ford F-550 Truck with a Wachs valve turner up-fit from Rush Truck Center in the amount of \$254,753 to replace vehicle W15117;
3. Approve the purchase of a Vac-Con Combo Jet/Vacuum Truck from Municipal Maintenance Equipment in the amount of \$647,687 to replace vehicle S15112; and
4. Authorize the disposal of surplus vehicles in accordance with Section 3.04.400 of the City of Morgan Hill Municipal Code.

8. **APPROVE OBJECTIVE DEVELOPMENT STANDARDS CONCESSION AND WAIVER REQUESTS FOR THE MYRTLE – MYRTLE INVESTMENTS RESIDENTIAL PROJECT**

Recommendation:

Adopt a resolution approving the applicant's request for one concession to the City's undergrounding requirement and four waivers to the City's Objective Residential Development Design and Development Standards pursuant to California Density Bonus Law (Gov. Code §65915).

9. **APPROVE SEPTEMBER 17, 2025, CITY COUNCIL MEETING MINUTES**

Recommendation:

Approve the September 17, 2025, City Council Meeting Minutes.

10. **AWARD MAINTENANCE SERVICE AGREEMENT FOR ENGINEERED WOOD FIBER AND MULCH TO JET MULCH, INC. IN THE AMOUNT OF \$120,000 FOR THE INITIAL TWO-YEAR TERM**

Recommendation:

1. Award a maintenance service agreement to JET Mulch, Inc. in the amount of \$120,000 for a two-year term, with the option to extend up to three additional consecutive one-year terms; and
2. Authorize the City Manager to execute and administer the agreement and

amendments.

11. RECEIVE MONTHLY BUDGET UPDATE AND AUGUST 2025 FINANCIAL AND INVESTMENT REPORTS

Recommendation:

Receive and file reports.

ITEMS PULLED FOR DISCUSSION

2. APPROVE FIRST AMENDMENT TO THE FY 2025-26 COUNTYWIDE SOLID WASTE SERVICES FOOD RECOVERY PROGRAM CONTRACT WITH JOINT VENTURE SILICON VALLEY

Recommendation:

1. Approve the first amendment to the FY 2025-26 Joint Venture Silicon Valley consultant agreement to extend the effective date of services from December 31, 2025 to June 30, 2026 and increase the agreement amount by \$296,801; and
2. Authorize the City Manager to execute and administer the first amendment to the agreement with Joint Venture Silicon Valley.

Public Services Director Ghione provided a report.

Public comment opened at 6:28 p.m. With no requests to speak, public comment closed.

MOTION:

Approving the recommended actions.

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

6. APPROVE AGREEMENT WITH GEOGRAPHIC TECHNOLOGIES GROUP FOR GIS SERVICES IN THE AMOUNT OF \$238,173

Recommendation:

Approve an agreement with Geographic Technologies Group for GIS Services in the amount of \$238,173.

GIS Manager van der Leeden provided a report.

Public comment opened at 6:37 p.m. With no requests to speak, public comment closed.

MOTION:

Approving the recommended actions.

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

OTHER BUSINESS

12. INTRODUCE AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING CHAPTERS 15.08 (BUILDING CODE), 15.12 (ELECTRICAL CODE), 15.16 (MECHANICAL CODE), 15.20 (PLUMBING CODE), 15.44 (FIRE CODE) AND TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODES KNOWN AND DESIGNATED AS CALIFORNIA CODE OF REGULATIONS, TITLE 24

Recommendation:

1. Waive reading;
2. Introduce the ordinance by title; and
3. Set November 19, 2025, at 6:00 p.m. as the date and time for a public hearing to consider adoption of an ordinance.

Building Official Blomquist provided a presentation and report.

Public comment opened at 6:46 p.m. With no requests to speak, public comment closed.

MOTION:

Waiving the first and second reading of the ordinance.

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

MOTION:

Introducing the ordinance.

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

MOTION:

Setting November 19, 2025, at 6:00 p.m. as the date and time for a public hearing to consider adoption of an ordinance.

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

13. **ACCEPT MORGAN HILL TOURISM BUSINESS IMPROVEMENT DISTRICT (MHTBID) OWNERS ASSOCIATION ANNUAL REPORT (DBA VISIT MORGAN HILL)**

Recommendation:
Accept and file the Visit Morgan Hill Annual Report.

Economic Development Director Mahood introduced Visit Morgan Hill Executive Director Krista Rupp who provided a presentation and report.

Public comment opened at 7:25 p.m. With no requests to speak, public comment closed.

Report received.

FUTURE COUNCIL INITIATED AGENDA ITEMS

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

None.

The meeting adjourned to closed session at 7:25 p.m.

The meeting reconvened at 7:30 p.m.

There was no reportable action.

ADJOURNMENT

There being no further business, Mayor Pro Tem Librers adjourned the meeting at 7:30 p.m.

Minutes Prepared by:

Michelle Bigelow, City Clerk