



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 22, 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 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 City Council meeting to order at 5:00 p.m.

ROLL CALL ATTENDANCE

Deputy City Clerk Rossi called the roll.

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

DECLARATION OF POSTING AGENDA

Deputy City Clerk Rossi declared the posting of the agenda.

CLOSED SESSION

City Attorney announced the closed session item.

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

PUBLIC COMMENT FOR CLOSED SESSION ITEMS

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

CITY COUNCIL REPORTS

Mayor Turner expressed his gratitude to Senator Dave Cortese for visiting the Reachout Food Pantry at St. Catherine's of Alexandria Church to learn more about their critical work and food supply needs. He also thanked Assembly Member Gail Pellerin for delivering a Proclamation on October 2, 2025, in recognition of the Healthy Morgan Hill Initiative. The Mayor shared that he attended the MOHI Food and Wine event, where approximately 650 people attended to raise funds for the Morgan Hill Unified School District. He continues working with farmers, ranchers, and winery owners to coordinate with county supervisors regarding proposed amendments. Additionally, he participated in the Health Fair at St. Catherine's last Sunday and the Wellness Fair at 5th Element Gym to promote the Healthy Morgan Hill Initiative launched in May 2025. Lastly, he invited the community to the Pumpkins on 3rd Street event on October 23, 2025, from 4:00 p.m. to 7:30 p.m. at 3rd Street and Depot Street, featuring trick-or-treating, a pumpkin patch, vendors, pet costumes, and live music.

CITY MANAGER'S REPORT

City Manager Turner announced the appointment of Vicky Rossi as the new Deputy City Clerk. She mentioned that the 2025 Morgan Hill Halloween Haunt featured 25 decorated homes, with winners to be announced soon. The program is sponsored by the Morgan Hill Wine Trolley, and proceeds from ticket sales from their Halloween Haunt trolley tours will benefit Morgan Hill Parks and Recreation. You can view the participating homes on the map at www.morganhill.ca.gov/mhhaunt. The 5th Annual Morgan Hill Open Studios will take place on October 25 and October 26, 2025, with a preview reception at Colibri Art Gallery and a commendation from Supervisor Arenas' office recognizing support for the arts. The next regular City Council meeting is scheduled for November 5, 2025, followed by a facilitated session on November 10, 2025, to discuss norms and ethics policy. She concluded with recognition of the Small Business and Entrepreneurship Cohort Class graduates from October 2, 2025.

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

Council Member Martinez Beltran attended several community and regional events, including the CAIR 30th Anniversary, labor union campaigns, and Congress Member Zoe Lofgren's annual barbecue. She also celebrated the reopening of Britton Middle School's gym, joined discussions on water rates at the Valley Water Commission meeting, and acknowledged new state legislation signed by the Governor. She closed by noting the County's resolution prohibiting ICE enforcement on County property.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public comment opened, the following people were called to speak:

Greg Felios

Dmitry Novokhaskiy

With no further requests to speak, public comment 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 Martinez Beltran, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

OTHER BUSINESS

1. HOUSING UPDATE

Recommendation:

Receive report and provide feedback.

Assistant City Manager Ramirez introduced the conversation. Development Services Director Carman and Housing and Economic Mobility Director Lang provided a presentation and report.

Public comment opened at 7:43 p.m. The following people were called to speak:

Joe Guerra

Rocke Garcia

John McKay

Chris Borello

Armando Benavides (Zoom)

With no further requests to speak, public comment closed.

No action taken.

The meeting recessed at 8:05 p.m. and reconvened at 8:15 p.m.

2. ECONOMIC DEVELOPMENT UPDATE

Recommendation:

Receive report and provide feedback.

Economic Development Director Mahood provided a presentation and report.

Public comment opened at 9:16 p.m. The following people were called to speak:

Nick Gaich

Cenobio Albarran Mendoza

John McKay

Armando Benavides (Zoom)

With no further requests to speak, public comment closed.

No action taken.

FUTURE COUNCIL INITIATED AGENDA ITEMS

None.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 9:30 p.m.

Minutes Prepared by:

Michelle Bigelow, City Clerk



CITY OF MORGAN HILL

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The City of Morgan Hill is one of the fastest growing and most desirable communities in Santa Clara County. The City's mission is to create quality housing for residents at all income levels and provide rental and ownership opportunities. The City is currently overseeing 20 residential housing projects, comprising of approximately 4,000 dwelling units. These units are either under construction, pending building permit issuance, or in the entitlement phase.

Morgan Hill has approximately 46,000 residents with a sustained growth rate of 2% per year. Morgan Hill is a diverse community comprised of 44% White, 34% Hispanic and 15% Asian.

Homes	Rentals	
16,000	3,200	
Affordable Apartments	Market Rate Apartments	Mobile Homes
1,700	1,500	800+

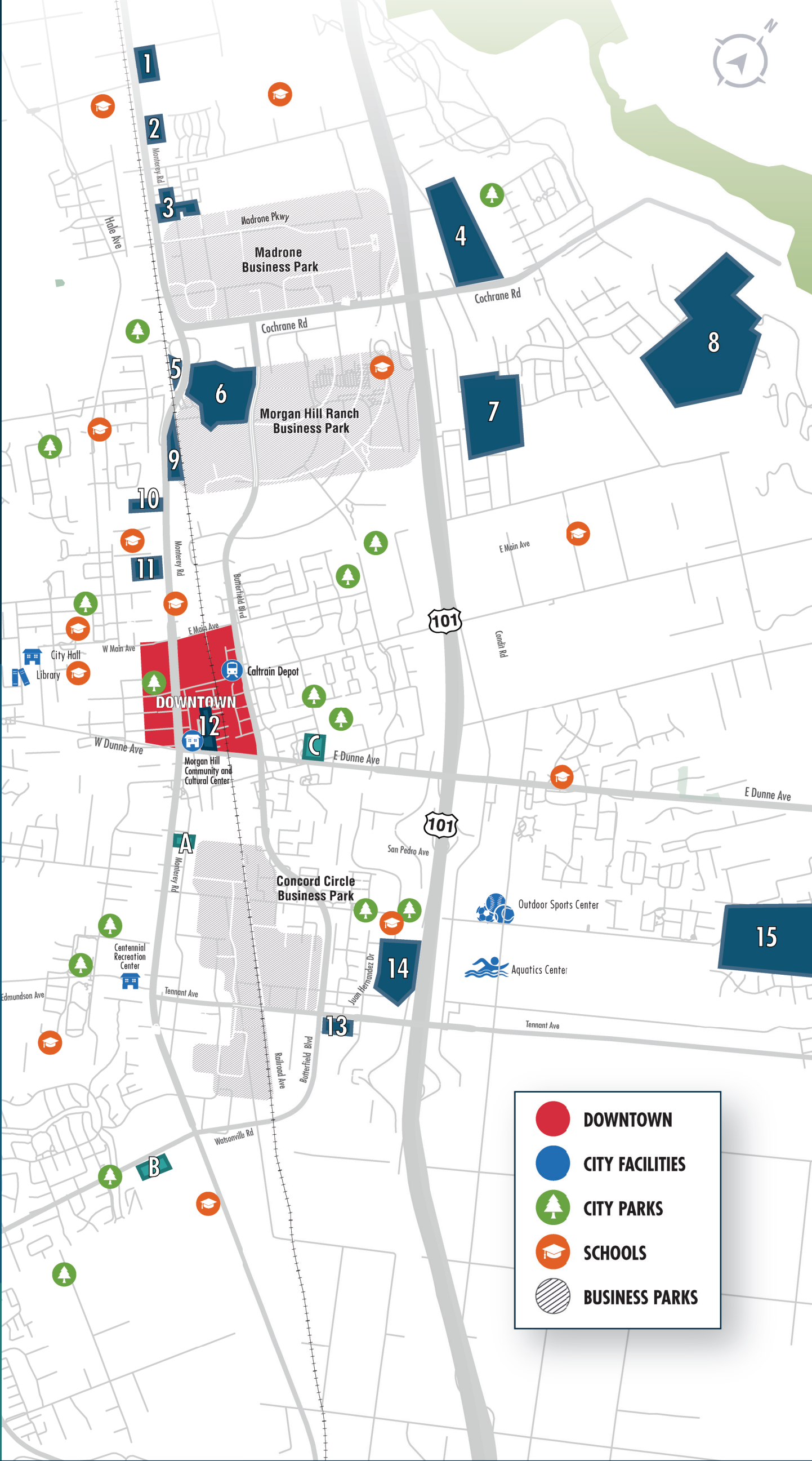
HOUSING PROJECTS

- 1 Manzanita Park - 67 Units
- 2 DeNova Homes - 93 Units
- 3 Village of Madrone - 249 Units
- 4 Cochrane Commons Phase II - 498 Units
- 5 The Gates - 49 Units
- 6 Vida - 398 Units
- 7 Crosswinds - 269 Units
- 8 Borello Ranch Estates - 243 Units
- 9 Jasper - 101 Units
- 10 The Magnolias - 66 Units
- 11 Monterey – AMG - 150 Units
- 12 The Lumberyard - 49 Units
- 13 Tennant Ten - 259 Units
- 14 Rosewood - 120 Units
- 15 New Horizons - 320 Units

RECENTLY COMPLETED

- A Morgan Hill Senior Housing - 82 Units
- B Royal Oak Village - 73 Units
- C Andalusia - 46 Units

CITY OF MORGAN HILL HOUSING PROJECTS



THE 5 PILLARS OF HOUSING



Production of New Affordable Housing Units



Preservation of Existing Affordable Housing Inventory



Promotion of Housing Programs



Prevention of Homelessness



Protection of Quality of Life for New and Existing Neighborhoods



Housing Projects

Key with Definitions

Processing Entitlements: The project is in the process to seek City approval for its proposed development.

Processing Building Permits: The project is in the process of obtaining construction documents/ permits.

Approved: The project has acquired all permits required to start construction.

1

Manzanita Park
by North Corridor Investors

Description: 67 multi-family units (10 affordable), located on Monterey Road & Tilton Avenue.

Status: Approved

2

DeNova Homes
by DeNova Homes

Description: 93 multi-family units (14 affordable), located at 19380 Monterey Road.

Status: Approved

3

Village of Madrone
by Jemcor Development Partners

Description: 249 rental units (100% affordable), located along Monterey Road at Madrone Parkway.

Status: Under Construction

4

Cochrane Commons Phase II
by Browman Development

Description: Mixed-use project with up to 498 multi-family and rental units (75 affordable), and up to 135,000 SF of commercial.

Status: Processing Entitlements

5

The Gates
by City Ventures

Description: 49 units, located at Monterey Road and Cochrane Road.

Status: Processing Entitlements

6

Vida
by MBK Rental Living

Description: 398 rental units (78 affordable), located between Monterey Road & Butterfield Boulevard.

Status: Under Construction

7

Crosswinds
by Dividend Homes

Description: 269 multi-family units (40 affordable), located by Half Road to the east.

Status: Processing Entitlements

8

Borello Ranch Estates
by Toll Brothers

Description: 243 single-family units, located south of Cochrane Road between Peet Road and Half Road.

Status: Approved

9

Jasper
by Trumark Properties

Description: 101 multi-family units (15 affordable) and 2,900 SF of commercial retail, located at 18110 Monterey Road.

Status: Under Construction

10

The Magnolias
by First Community Housing

Description: 66 rental units (100% affordable), located at 17965 Monterey Road.

Status: Approved

11

Monterey-AMG
by AMG and Associates

Description: 150 units (100% affordable), located at 17910 Monterey Road

Status: Processing Entitlements

12

The Lumberyard
by Van Daele

Description: 49 multi-family units and 3,076 SF office space in conjunction with the realignment of Depot Street, located on the East side of Depot Street.

Status: Under Construction

13

Tennant Ten
by Ten South

Description: 259 multi-family units, located at 740 Tenant Avenue

Status: Processing Entitlements

14

Rosewood
by Brookfield

Description: 120 multi-family units (9 affordable), located on the southeast quadrant of Juan Hernandez & Barrett Avenue.

Status: Processing Building Permits

15

New Horizons
by Morgan Hill Devco

Description: Mixture of 320 single-family units (46 affordable), located on Hill Road & Barrett Avenue.

Status: Processing Entitlements