



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, November 5, 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 5:18 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 5:18 p.m.

ROLL CALL ATTENDANCE

Deputy City Clerk Rossi called the roll.

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

DECLARATION OF POSTING AGENDA

Deputy City Clerk Rossi declared the posting of the agenda.

CLOSED SESSION

City Attorney Larkin announced the closed session item.

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; Employees Covered under Management Resolution #23-051

OPPORTUNITY FOR PUBLIC COMMENT ON CLOSED SESSION

Public comment opened at 5:18 p.m. With no requests to speak, public comment closed.

ADJOURN TO CLOSED SESSION

The meeting adjourned to closed session at 5:18 p.m.

REGULAR MEETING

The regular meeting convened at 6:00 p.m.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

CITY COUNCIL REPORTS

Council Member Martínez Beltrán shared a highlight of her weekend, attending the Morgan Hill Ride event. She compared the event to San Jose's Viva Calle Rides, an initiative she had long hoped to bring to Morgan Hill after first experiencing a similar concept while abroad. She met with Ed Solis from Open Space Alliances, who supported the idea, and with funding assistance from Supervisor Sylvia Arenas, the event took off. There were two hubs, one of which ended at Guglielmo Winery, offering a scenic showcase of Morgan Hill's landscapes, commercial districts, and local wineries. Martínez Beltrán noted that this event serves as a great economic multiplier for Morgan Hill.

CITY MANAGER'S REPORT

City Manager Turner shared that the Winter/Spring Recreation Activity Guide is now available on the City's website, with registration for 2026 programs beginning Monday, November 10 at 8:00 a.m. for classes and Wednesday, November 12 at 8:00 a.m. for swim lessons. Morgan Hill Parks and Recreation has concluded the annual Haunted Home Decorating Contest, with winners to be recognized at the upcoming Parks and Recreation Commission meeting. Registration is now open for the Holiday Lights Home Decorating Contest, with judging scheduled for December. Additionally, on Monday morning, November 10, the City Council will participate in a Governance Training Workshop led by a professional facilitator to reaffirm their commitment to governance best practices.

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 Iwanaga expressed how much fun the past two weeks of community celebrations have been. She highlighted the "Terror at the Pirate's Cove" event, which she was fortunate to attend for the second time, noting how enjoyable it was to see everyone dressed up and participating. She also attended the Safe Trick-or-Treat event Downtown for the first time and described it as heartwarming to see families and children showcasing their creativity through costumes while enjoying a true community gathering.

Mayor Turner congratulated David Dindak, President of the Downtown Association, noting the Downtown Trick-or-Treating event was well-run and highly successful. He also attended the Morgan Hill Ride event and thanked Council Member Martínez Beltrán for her support in helping the event develop over the past two years, adding that he looks forward to continued conversations and future growth for the event. In recent weeks, he attended the Open Studios event hosted by the Library, Culture, and Arts Commission, which he has supported and sponsored for several years, visiting vendors and art exhibits throughout the City. He also participated in the Food Truck Fly-In, providing opening remarks and noting that Council Member Vega and her mother were among the attendees. Additionally, Mayor Turner reported having productive meetings with community members, including farmers, ranchers, and winery owners, regarding proposed county zoning amendments that may impact them. He added that he is working on another meeting with Supervisor Betty Duong's office and shared his gratitude to the Supervisors for their efforts to gain a better understanding of the potential impacts.

Council Member Vega shared that she was pleased to welcome her students from Salinas who attended tonight's meeting.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public comment opened at 6:08 p.m. With no requests to speak, public comment closed.

ADOPTION OF AGENDA

Adopting the agenda as posted.

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

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 5.

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

1. ACCEPTANCE OF 2023 INFLOW AND INFILTRATION SANITARY SEWER PROJECT IN THE AMOUNT OF \$2,634,308

Recommendation:

1. Accept as complete the 2023 Inflow and Infiltration Sanitary Sewer

Project;

2. Authorize the City Engineer to sign the Notice of Completion; and
3. Direct the City Clerk to file said Notice of Completion with the County Recorder's Office.

2. **APPROVE FINAL MAP FOR DIANA AVENUE SINGLE FAMILY HOMES - TRACT NO. 10669 AND RELATED SUBDIVISION IMPROVEMENTS AGREEMENT**

Recommendation:

1. Approve the Final Map;
2. Authorize the City Manager to execute the Subdivision Improvements Agreement with MH Diana 2025 Inc., a California Corporation; and
3. Authorize the recordation of the Final Map and the Subdivision Improvements Agreement.

3. **APPROVE SECOND AMENDMENT TO HOUSING-RELATED CONSULTANT AGREEMENT FOR LEGAL SERVICES**

Recommendation:

Approve and authorize the City Manager to execute and administer a second amendment to the Burke, Williams & Sorensen, LLP housing-related consultant agreement for legal services to increase the amount from \$60,000 to \$220,000.

4. **APPROVE MEMORANDUM OF UNDERSTANDING (MOU) WITH MORGAN HILL AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES (AFSCME) AND MOU WITH COMMUNITY SERVICE OFFICERS' ASSOCIATION (CSOA) AND CORRESPONDING SALARY SCHEDULES**

Recommendation:

1. Approve a MOU with AFSCME effective December 21, 2025 - December 31, 2028 and corresponding salary schedules; and
2. Approve a MOU with CSOA effective December 21, 2025 - December 31, 2028 and corresponding salary schedules.

5. **APPROVE THE OCTOBER 15, 2025 AND OCTOBER 22, 2025 CITY COUNCIL MEETING MINUTES**

Recommendation:

Approve the October 15 and October 22, 2025 City Council Meeting Minutes.

OTHER BUSINESS

6. **APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE SANTA CLARA VALLEY OPEN SPACE AUTHORITY FOR A PUBLIC ACCESS PARTNERSHIP ON DEVELOPMENT OF THE EL TORO MOUNTAIN AREA**

Recommendation:

Authorize the City Manager to execute and administer a Memorandum of Understanding with the Santa Clara Valley Open Space Authority for a partnership on public access development of the El Toro Mountain area.

Public Services Director Ghione provided a presentation and report.

Santa Clara Valley Open Space Authority, District 1 Director Alex Kennett and General Manager, Andrea Mackenzie spoke.

Public comment opened at 6:23 p.m. With no requests to speak, public comment closed.

MOTION:

Approving the recommended action.

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

7. **APPROVE REQUEST TO RENAME NOB HILL TRAIL PARK AFTER COMMUNITY MEMBER MARTY CHEEK OR PROVIDE ALTERNATIVE DIRECTION**

Recommendation:

Approve or do not approve the renaming of the Nob Hill Trail Park in recognition of Marty Cheek.

Public Services Director Ghione provided a presentation and report.

Public comment opened at 6:33 p.m. The following people were called to speak:

John McKay

Nick Gaich

With no further requests to speak, public comment closed.

MOTION:

Approve an alternate recognition of an amenity within the park area, direct City staff to work with the requestor to finalize the specific recognition, and delegate the item to the Parks and Recreation Commission for approval of the alternate recognition within the park area.

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

8. INTRODUCE ORDINANCE AMENDING CHAPTER 5.28 (AMUSEMENT AND ENTERTAINMENT PREMISES) OF THE MUNICIPAL CODE

Recommendation:

1. Waive the first and second reading of the Ordinance amendment; and
2. Introduce the Ordinance.

Economic Development Director Mahood provided a presentation and report.

Public comment opened at 7:10 p.m. The following people were called to speak:

Nick Gaich

David Dindak

With no further 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 Vega
AYES:	Mayor Turner, Council Member Iwanaga, Council Member Martinez Beltran, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	Mayor Pro Tem Librers

MOTION:

Introducing the ordinance.

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

PUBLIC HEARINGS

9. INTRODUCE ORDINANCES APPROVING THE FOLLOWING CITY-INITIATED ZONING AMENDMENTS:

CONDIT - AUTO PARK: PLANNED DEVELOPMENT (PD) ZONING AMENDMENT TO THE DEVELOPMENT PLAN FOR THE AUTO PARK PLANNED UNIT DEVELOPMENT (PUD) LOCATED ON THE SOUTHWEST CORNER OF CONDIT ROAD AND DIANA AVENUE (ZA2025-0001)

CONDIT - CONDIT ROAD: PLANNED DEVELOPMENT (PD) ZONING AMENDMENT TO THE DEVELOPMENT PLAN FOR THE CONDIT ROAD PLANNED UNIT DEVELOPMENT (PUD) LOCATED ON THE WEST SIDE OF CONDIT ROAD BETWEEN E. DUNNE AVENUE AND TENNANT AVENUE (ZA2025-0002)

LAUREL - HONDA: PLANNED DEVELOPMENT (PD) ZONING AMENDMENT TO THE ALLOWED USES OF THE HIGHWAY COMMERCIAL - CH (PD) OVERLAY ZONE ON THE EASTERLY TERMINUS OF LAUREL ROAD (ZA2025-0005)

Recommendation:

1. Open/close public hearing;
2. Waive first and second reading of the Zoning Amendment ZA2025-0001: Condit – Auto Park PUD;
3. Introduce Ordinance approving Zoning Amendment ZA2025-0001;
4. Waive first and second reading of the Zoning Amendment ZA2025-0002: Condit – Condit Road PUD;
5. Introduce Ordinance approving Zoning Amendment ZA2025-0002;

6. Waive first and second reading of the Ordinance approving Zoning Amendment ZA2025-0005: Laurel Road – Honda PUD; and
7. Introduce Ordinance approving Zoning Amendment ZA2025-0005.

Economic Development Director Mahood provided a presentation and report.

The public hearing opened at 7:45 p.m.

Nick Gaich was called to speak.

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

MOTION:

Waiving the first and second reading of the Zoning Amendment ZA2025-0001: Condit – Auto Park PUD ordinance.

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

MOTION:

Introducing the Zoning Amendment ZA2025-0001: Condit – Auto Park PUD ordinance.

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

MOTION:

Waiving the first and second reading of the Zoning Amendment ZA2025-0002: Condit – Condit Road PUD ordinance.

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

MOTION:

Introducing the Zoning Amendment ZA2025-0002: Condit – Condit Road PUD ordinance.

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

MOTION:

Waiving the first and second reading of the Zoning Amendment ZA2025-0005: Laurel Road – Honda PUD ordinance.

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

MOTION:

Introducing the Zoning Amendment ZA2025-0005: Laurel Road – Honda PUD ordinance.

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

10. **INTRODUCE ORDINANCE TO AMEND THE TENNANT STATION PLANNED UNIT DEVELOPMENT (PUD) TO MODIFY THE MAXIMUM SQUARE FOOTAGES ALLOWED FOR THREE MAJOR USES AND ADD AN ADMINISTRATIVE FUNCTION TO MAKE MINOR CHANGES TO SQUARE FOOTAGES IN THE FUTURE**

Recommendation:

1. Open/close public hearing;
2. Waive first and second reading of the Ordinance; and
3. Introduce Ordinance amending the Tennant Station Planned Unit Development.

Development Services Director Carman provided a presentation and report.

The public hearing opened at 7:57 p.m.

Mitchell Gardner was called to speak (Zoom).

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

MOTION:

Waiving first and second reading of the ordinance.

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

ABSENT:	Mayor Pro Tem Librers
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MOTION:

Introducing the ordinance.

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

FUTURE COUNCIL INITIATED AGENDA ITEMS

None.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 8:00 p.m.

Minutes Prepared by:

Vicky Rossi, Deputy City Clerk