



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 19, 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 Special 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

Council Member Vega arrived at 5:55 p.m.

DECLARATION OF POSTING AGENDA

City Clerk Bigelow declared the posting of the agenda.

CLOSED SESSION

City Clerk Bigelow announced the closed session item.

Public Employment (§ 54957)

Title: City Attorney

OPPORTUNITY FOR PUBLIC COMMENT ON CLOSED SESSION

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

PRESENTATIONS

YAC Presentation — November Developmental Asset #41, Positive Cultural Identity

RECOGNITIONS

YAC Recognition of Mike Cox

CITY COUNCIL REPORTS

Council Member Vega shared that during last Monday's City Council facilitated session, she was reminded of the importance of diversity in backgrounds, perspectives, and lived experiences. She noted that "fitting in" isn't the goal, especially for a Council charged with representing a wide and varied community. Embracing differences, she said, is essential to serving well. She also expressed her appreciation to the staff for the work that went into organizing the session.

OTHER REPORTS

Council Member Martinez Beltran shared that she wants to commend the community members, businesses, and organizations who stepped up during the shutdown to support families and individuals whose lives and livelihoods were disrupted. She said she was deeply proud of the Morgan Hill community for the way it showed up for one another.

She also reported attending the Cal Cities Peninsula Division Executive Board meeting, chairing the VTA PAC Board meeting, and participating in several legislative and committee updates.

Finally, she shared that on Sunday, she was honored with the Civic Engagement Award by the Silicon Valley Latina Coalition at their 27th anniversary and 15th annual brunch.

Mayor Pro Tem Librers shared that she had the privilege of filling in for Mayor Turner at Philanthropy Night. She offered opening remarks, helped present awards to local groups and individuals, and enjoyed a warm, meaningful evening celebrating the Community Foundation's work supporting nonprofits. She expressed gratitude to the Foundation for lifting up so many good people and good causes in the community.

CITY MANAGER'S REPORT

City Manager Turner noted that the Mike Cox dedication was a powerful reminder of how deeply interconnected and generous the Morgan Hill community is. She pointed out that Steve Cox, who also presented at the recent Philanthropy Night dinner and serves on the Morgan Hill Community Foundation Board, exemplifies how local businesses invest in the community's well-being. She said it was a meaningful reflection of what makes Morgan Hill special.

She then highlighted the rollout of new translation technology, led by City Clerk Michelle Bigelow and the team. The PocketTalk Sentio tool provides real-time, two-way, AI-powered translation in more than eighty languages, delivered as text or audio on any smartphone, tablet, or laptop. It works instantly via a simple QR code, with no app required, and functions both in person and on Zoom. For those without a device, tablets and single-use headphones are available, and translated text will also be displayed on one of the room's projectors. She explained that this rollout is a significant step in fulfilling the Communications Outreach and Engagement Work Plan, strengthening transparency, removing language barriers, and making participation more accessible for all. She added that the solution is impressively budget-friendly thanks to the Clerk's due diligence.

City Manager Turner also shared that the City has removed no parking signs along the corridor near Ginger and Taylor to provide parking relief for the neighborhood.

She reported that the City and Visit Morgan Hill participated in the County Board of Supervisors meeting to comment on zoning regulations affecting South County agricultural land. The County has now paused the zoning changes and will reevaluate after further outreach.

She noted attending the South County Youth Task Force meeting with Mayor Pro Tem Librers, where much of the discussion focused on e-bike safety, recent severe accidents, and the work plan to prevent youth violence.

She closed with an economic development update, sharing that Raising Cane's is now open and that Philz Coffee will open soon, with signage already posted.

CITY ATTORNEY'S REPORT

Deputy City Attorney Ma shared that there was no reportable action from the closed session earlier in the evening.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public comment opened at 6:19 p.m. The following people were called to speak:
Krista Rupp and Gabby Crescini
Sean Mulligan

Nick Arnett
Ron Kirkish
With no further requests to speak, public comment closed.

ADOPTION OF AGENDA

MOTION:

Adopting the agenda as posted.

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

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 1through 6, 9, and 10.

MOTION:

Approve

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

1. **ADOPT WEED ABATEMENT RESOLUTION, DECLARING WEEDS TO BE A PUBLIC NUISANCE AND SETTING A PUBLIC HEARING DATE OF FEBRUARY 18, 2026**
Recommendation:
Adopt the resolution declaring weeds and brush to be a nuisance and setting the hazardous vegetation public hearing for February 18, 2026.
2. **ADOPT ORDINANCE NO. 2369, NEW SERIES, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL AMENDING CHAPTER 5.28 ("AMUSEMENT AND ENTERTAINMENT PREMISES") TO TITLE 5 ("BUSINESS LICENSES GENERALLY") OF THE MORGAN HILL MUNICIPAL CODE**
Recommendation:
Waive the reading, adopt Ordinance No. 2369, 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 ORDINANCE NO. 2370, NEW SERIES, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL AMENDING THE HIGHWAY COMMERCIAL (CH) PLANNED DEVELOPMENT (PD) OVERLAY ZONE ON A 25.3-ACRE SITE ON THE SOUTHWEST CORNER OF CONDIT ROAD AND DIANA AVENUE (ZA2025-0001 CONDIT – AUTO PARK PD) APN'S: 728-17-031, -035, and -036**
Recommendation:
Waive the reading, adopt Ordinance No. 2370, 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.
4. **ADOPT ORDINANCE NO. 2371, NEW SERIES, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL AMENDING THE DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (PUD) ON A 35 ACRE SITE ON THE WEST SIDE OF CONDIT ROAD BETWEEN DUNNE AND TENNANT AVENUES (ZA2025-0002 CONDIT – CONDIT ROAD PUD) APN'S 817-12-001,-003, -004, -018, -019; 817-13-019-022, -024, -026,027, 029-032, and 034-035**
Recommendation:
Waive the reading, adopt Ordinance No. 2371, 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.
5. **ADOPT ORDINANCE NO. 2372, NEW SERIES, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL AMENDING THE HIGHWAY COMMERCIAL (CH) PLANNED DEVELOPMENT (PD) OVERLAY ZONE ON A**

9.27 ACRE SITE ON THE NORTH SIDE OF THE EASTERN TERMINUS OF LAUREL ROAD (ZA2025-0005 LAUREL – HONDA) APN'S: 726-01-001, 726-01-006, AND 726-01-007

Recommendation:

Waive the reading, adopt Ordinance No. 2372, 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.

6. **ADOPT ORDINANCE NO. 2373, NEW SERIES, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL AMENDING THE TENNANT STATION SHOPPING CENTER PLANNED UNIT DEVELOPMENT (PUD) ON A 21.88 ACRE SITE ON THE SOUTHEAST CORNER OF MONTEREY ROAD AND TENNANT AVENUE (AAE2025-0003 TENNANT-TENNANT STATION PD) APN'S: 817-06-041, 055, 056, 057, AND 058**

Recommendation:

Waive the reading, adopt Ordinance No. 2373, 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.

9. **APPROVE THE NOVEMBER 5 AND NOVEMBER 10, 2025 CITY COUNCIL MEETING MINUTES**

Recommendation:

Approve the November 5 and November 10, 2025 City Council Meeting Minutes.

10. **RECEIVE REPORT REGARDING UPCOMING 2026 COMMISSION VACANCIES PER THE MADDY ACT**

Recommendation:

Receive report.

ITEM PULLED FOR DISCUSSION

8. **APPROVE THE SECOND AMENDMENT TO SUBDIVISION IMPROVEMENTS AGREEMENT FOR MANZANITA PARK - TRACT NO. 10585 LOCATED EAST OF THE MONTEREY ROAD/TILTON AVENUE INTERSECTION (APN:725-01-035 and 725-16-001)**

Recommendation:

1. Approve the Second Amendment to Subdivision Improvements Agreement for Manzanita Park - Tract No. 10585;
2. Authorize the City Manager to execute the Second Amendment to Subdivision Improvements Agreement with TOLL WEST COAST LLC (Subdivider); and
3. Authorize the recordation of the Second Amendment to Subdivision

Improvements Agreement.

Senior Civil Engineer Angeles provided a report and answered questions.

Public comment opened at 6:33 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 Turner, Mayor Pro Tem Librers, Council Member Iwanaga, Council Member Martinez Beltran, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

7. **ADOPT MORGAN HILL'S APPROACH TO PUBLIC SERVICE**

Recommendation:

Adopt "Morgan Hill's Approach to Public Service."

City Manager Turner provided a report.

Public comment opened at 6:37 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, Mayor Pro Tem Librers, Council Member Iwanaga, Council Member Martinez Beltran, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARINGS

11. **ADOPT ORDINANCE 2368, NEW SERIES, 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. Open/close the public hearing;
2. Waive the second reading of the ordinance; and
3. Adopt the ordinance.

Building Official Eric Blomquist provided the report.

The public hearing opened at 6:39 p.m. With no requests to speak, the public hearing closed.

MOTION:

Waiving the second reading of the ordinance.

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

MOTION:

Introducing the ordinance.

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

12. CONDUCT TAX AND EQUITY FISCAL RESPONSIBILITY ACT (TEFRA) HEARING APPROVING ISSUANCE OF BONDS FOR VILLAGE AT MADRONE APARTMENT PROJECT LOCATED AT 18730 MINER LANE WITHIN THE CITY OF MORGAN HILL

Recommendation:

1. Open and close public hearing consistent with the requirements of the Federal Tax and Equity Fiscal Responsibility Act ("TEFRA") and Section 147 (f) of the Internal Revenue Code of 1986, as amended (the "Code"); and
2. Adopt a resolution approving the issuance of revenue bonds by the California Municipal Finance Authority (CMFA), for the acquisition, construction, improvement and equipping of Village at Madrone, a 249-multifamily rental housing project located at 18730 Miner Lane, Morgan Hill, California (the "Project").

Housing and Economic Mobility Director Lang provided the report.

The public hearing opened at 6:43 p.m. With no requests to speak, the public hearing closed.

MOTION:

Approving the recommended actions.

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

OTHER BUSINESS

13. APPROVE THE 2026 CITY COUNCIL MEETING SCHEDULE

Recommendation:

Review, discuss, if needed, amend, and approve the 2026 City Council meeting

schedule.

City Clerk Bigelow provided the report.

Public comment opened at 6:50 p.m. With no requests to speak, public comment closed.

MOTION:

Approving the recommended action, including holding August 26, 2026, as a regular meeting and identifying an alternative date for the Mid-Year Goal Review Workshop.

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

The meeting recessed at 6:59 p.m. and reconvened at 7:02 p.m.

14. RECEIVE MONTHLY BUDGET UPDATE; SEPTEMBER 2025 FINANCIAL AND INVESTMENT REPORTS; AND CITY MANAGER AUTHORITY REPORT

Recommendation:

Receive and file reports.

Finance Director Nguyen provided the report and presentation.

Public comment opened at 7:14 p.m.

Chris Robell (Zoom) was called to speak.

With no further requests to speak, public comment closed.

Report received.

FUTURE COUNCIL INITIATED AGENDA ITEMS

None.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 7:16 p.m.

Minutes Prepared by:

Michelle Bigelow, City Clerk