



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, December 3, 2025

6:00 p.m.

Council Chamber Building
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Mayor Turner called the City Council meeting to order at 6:00 p.m.

ROLL CALL ATTENDANCE

City Clerk Bigelow called the roll.

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

Council Member Martinez Beltran joined the meeting at 6:44 p.m. and participated under AB 2449, just cause. She left the meeting at 9:34 p.m.

DECLARATION OF POSTING AGENDA

City Clerk Bigelow declared the posting of the agenda.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

CITY COUNCIL REPORTS

Council Member Iwanaga wished everyone a happy Thanksgiving. She reported that she attended the U.S.–Japan International Cities Cohort in San Francisco, where she learned about the innovative ways cities across the country are engaging with their sister-city partners. She noted that several U.S. companies are encouraging young adults to pursue work opportunities in Japan.

She also met with the international committee focused on strengthening U.S.–Japan relations and supporting sister cities in collaborating for greater global impact.

OTHER REPORTS

None.

CITY MANAGER'S REPORT

City Manager Turner reported that the Buy Local Morgan Hill Holiday Shopping Passport launched on November 3 and will run through December 31. Shoppers can collect stickers for purchases at participating businesses and enter to win prizes. She noted that several local organizations have partnered to present Merry Morgan Hill, a month-long series of holiday events designed to activate Downtown with family-friendly activities and support local commerce.

She announced that the Magical Holiday event will take place on Saturday, December 13, from 2:00–5:00 p.m. at the Magical Bridge Playground, featuring photos with Santa, face painting, crafts, balloon art, resource tables, and performances.

City Manager Turner also shared that Parks and Recreation has launched the Holiday Lights Morgan Hill home décor contest, with an entry deadline of December 9, 2025.

To support local restaurants during the typically slow month of January, she explained that the Economic Development Department, Visit Morgan Hill, and the Downtown Morgan Hill Improvement District will introduce Morgan Hill Foodie Month, running January 5–31, 2026.

She shared that the Budget Team will host a community budget meeting on Wednesday, December 10, at 6:00 p.m. at the Community and Cultural Center to introduce the budget development process and demonstrate the Balancing Act online budget simulation tool.

Lastly, she announced preparations for the City's 120th anniversary in November 2026, including a public design contest for an official anniversary logo. Submissions are due December 21, 2025, with the winning design to be unveiled the week of January 12, 2026.

CITY ATTORNEY'S REPORT

None.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public comment opened at 6:08 p.m.

Ben Palm was called to speak.

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 Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	Council Member Martinez Beltran

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 and 7.

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

- 1. ACCEPT THE ANNUAL SENATE BILL (SB) 165 REPORT FOR COMMUNITY FACILITIES DISTRICT NO. 2014-1 (FISHER CREEK)**

Recommendation:
Accept and file report.

2. **ACCEPT THE CITY'S ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

Recommendation:

Accept the City's Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2025.

3. **ADOPT RESOLUTION APPROVING AND MAKING FINDINGS RELATED TO THE ASSEMBLY BILL (AB) 1600 DEVELOPMENT IMPACT FEE ANNUAL REPORT FOR FISCAL YEAR 2024-25**

Recommendation:

1. Adopt resolution making findings for unexpended development impact fees; and
2. Accept the annual development impact fee report.

4. **APPROVE FIRST AMENDMENT TO AGREEMENT WITH CSG CONSULTANTS, INC. FOR BUILDING PLAN AND FIRE PLAN REVIEW SERVICES**

Recommendation:

Approve and authorize the City Manager to execute and administer the first amendment to the professional services agreement with CSG Consultants, Inc., for Building Division plan review services, increasing by \$75,000 for a total of \$395,000.

5. **APPROVE THE NOVEMBER 19, 2025 CITY COUNCIL MEETING MINUTES**

Recommendation:

Approve the November 19, 2025 City Council Meeting Minutes.

7. **AWARD SERVICE AGREEMENT FOR MATS, LINENS, AND TOWELS SERVICE TO PRUDENTIAL OVERALL SUPPLY IN THE AMOUNT OF \$86,000 FOR THE INITIAL TWO-YEAR TERM**

Recommendation:

1. Award a service agreement to Prudential Overall Supply in the amount of \$86,000 for a two-year term; and
2. Authorize the City Manager to extend the service agreement up to an additional three years for a total term of five years; and
3. Authorize the City Manager to execute and administer the agreement and

amendments.

ITEM PULLED FOR DISCUSSION

6. AWARD JANITORIAL SERVICE AGREEMENT TO US METRO GROUP, INC. IN THE AMOUNT OF \$814,257 FOR THE INITIAL TWO-YEAR TERM

Recommendation:

1. Award a janitorial service agreement to US Metro Group, Inc. in the amount of \$814,257 for a two-year term;
2. Authorize the City Manager to extend the service agreement up to an additional three years for a total term of five years; and
3. Authorize the City Manager to execute and administer the agreement and amendments.

Public Services Director Ghione and Recreation Manager Tucker provided a presentation and report.

Public comment opened at 6:41 p.m. The following people were called to speak:

Nick Firato

Brian Sullivan

Lori Allen

David Dindak

Nick Gaich (Zoom) on behalf of the Morgan Hill Chamber of Commerce

With no further requests to speak, public comment closed.

MOTION:

Approving the recommended actions.

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

The meeting recessed at 7:23 p.m. and reconvened at 7:31 p.m.

OTHER BUSINESS

8. RECEIVE REPORT REGARDING REGULATION OF STREET AND MOBILE VENDORS

Recommendation:

Receive City staff report and provide policy direction.

Economic Development Director Mahood provided a presentation and report.

Public comment opened at 8:13 p.m. The following people were called to speak:

David Dindak on behalf of the Downtown Association

Armando Benavides (Zoom)

Nick Gaich (Zoom) on behalf of the Chamber of Commerce

With no further requests to speak, public comment closed.

MOTION:

Directing staff to come back with a policy regarding food trucks and food carts, similar to Mountain View or Los Gatos

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

PUBLIC HEARINGS

9. ADOPT A RESOLUTION TO ADD A HEALTHY NEIGHBORHOODS FOR ALL ELEMENT (GENERAL PLAN AMENDMENT GPA2024-0002) TO THE TEXT OF THE MORGAN HILL 2035 GENERAL PLAN IN COMPLIANCE WITH CALIFORNIA SENATE BILL 1000

Recommendation:

1. Open/Close the Public Hearing; and
2. Adopt a Resolution approving an amendment to the Morgan Hill 2035 General Plan to add a Healthy Neighborhoods for All Element.

Principal Planner Paszkowski provided a presentation and report.

The public hearing opened at 9:18 p.m. The following people were called to speak:

Teddy Daligga on behalf of the Santa Clara County Health Department

Jesus Beccera
 Jocelynn Leon (Zoom)
 Sendy Ramirez
 With no further requests to speak, the public hearing was closed.

MOTION:

Approving the recommended actions.

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

Council Member Martinez Beltran left the meeting at 9:34 p.m.

10. ADOPT A RESOLUTION TO AMEND THE TEXT OF THE NATURAL RESOURCES AND ENVIRONMENT ELEMENT (GENERAL PLAN AMENDMENT GPA2024-0004) OF THE MORGAN HILL 2035 GENERAL PLAN IN COMPLIANCE WITH CALIFORNIA SENATE BILL 1425

Recommendation:

1. Open/Close the Public Hearing; and
2. Adopt a Resolution approving an amendment to the Natural Resources and Environment Element of the Morgan Hill 2035 General Plan.

Principal Planner Paszkowski provided a presentation and report.

The public hearing opened at 9:43 p.m. With no requests to speak, the public hearing closed.

MOTION:

Approving the recommended actions.

RESULT:	Passed
MOVER:	Council Member Vega
SECONDER:	Council Member Iwanaga
AYES:	Mayor Turner, Mayor Pro Tem Librers, Council Member Iwanaga, Council

	Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	Council Member Martinez Beltran

FUTURE COUNCIL INITIATED AGENDA ITEMS

None.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 9:43 p.m.

Minutes Prepared by:

Michelle Bigelow, City Clerk