



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 17, 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

Council Member Vega arrived at 5:58 p.m.

DECLARATION OF POSTING AGENDA

Deputy City Clerk Rossi declared the posting of the agenda.

CLOSED SESSION

City Attorney Larkin announced the closed session item.

REAL PROPERTY NEGOTIATIONS

Pursuant to: Government Code Section 54956.8

Property: APN – 81706002

Negotiating Parties: City Manager Christina Turner and Public Services Director Chris Ghione

Under Negotiation: Price and Terms

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Initiation of litigation pursuant to § 54956.9(c)

(Unknown number of cases)

PUBLIC EMPLOYMENT (§ 54957)

Title: City Attorney

OPPORTUNITY FOR PUBLIC COMMENT ON CLOSED SESSION

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 5:01 p.m.

REGULAR MEETING

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

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

RECOGNITION

Summer Brown

PRESENTATION

YAC Presentation - Developmental Asset #1: Family life provides high levels of love and support

CITY COUNCIL REPORT

Mayor Turner shared updates on his participation as a member of the VTA 2016 Measure B Caltrain Corridor Ad Hoc Committee, which met to discuss potential eligible 2016 Measure B projects, with additional items scheduled for discussion at future meetings. He highlighted the 12th year of Wreaths Across America, during which nearly 1,300 memorial wreaths were placed on veterans' graves across South County. At Morgan Hill's Mount Hope Cemetery, about 400 wreaths were placed with strong volunteer participation. He also shared that he spoke at the Hanukkah celebration at the CCC on December 14 and addressed attendees following the tragic shooting in Sydney, Australia. Additional updates included his participation in the Morgan Hill Historical Society's 15th Annual Holiday Tea events on December 6 and 7. He noted that Merry Morgan Hill activities were underway, acknowledged a successful Sidewalk Saturday, recognized the Morgan Hill Kiwanis Holiday Parade held on December 6 with appreciation to Margaret Graham and the Morgan Hill Kiwanis for their work, and highlighted holiday events including the Merry Morgan Hill Market at the Granada Theatre and the Morgan Hill Chamber of Commerce market at the CCC.

OTHER REPORTS

Council Member Librers marked her 11th year of appointment to the League of California Cities and expressed appreciation for the opportunity to serve and represent Morgan Hill at the state level, where she addressed issues related to housing, homelessness, families, food access, and related community needs. She shared that after two years on the Transportation Committee advocating for increased transportation resources for Morgan Hill, she was excited to return to the Community Services Committee, a personal passion.

Council Member Martinez Beltran shared updates on her regional and state-level service, including her role on the League of California Cities Board, where she participated in the League Leaders event and board meetings to establish statewide priorities for the year. She noted that the priorities included the financial health of cities, climate impacts such as wildfires and disasters, housing and affordability, and public safety, including police, fire, and public works. She also reported on her role as Chair of the Valley Transportation Authority's Policy Advisory Committee, where she delivered her final board report for the year, and her participation on the Cal Cities Peninsula Division Board representing the Bay Area, San Mateo County, and Santa Clara County, where regional priorities and upcoming events were discussed. Additional updates included her attendance at a local immigration convening and her continued leadership of the 7th Annual Posada event at the Grange, which will take place on Friday and include community giveaways such as bicycles, food, and other resources.

CITY MANAGER'S REPORT

City Manager Turner shared employee recognitions and provided several community updates, including the launch of Balancing Act in December 2025, an online General Fund budget simulation tool that gathered early public input to help inform the City's upcoming two-year budget. She also highlighted community events, including the Merry Morgan Hill Market on Thursday, December 18 at the Granada Theatre, the Posada at the Grange on Friday, December 19, and music and theatre performances at the Morgan Hill Community Playhouse and South Valley Civic Theatre on Saturday, December 20. She further noted a City-hosted Posada at the Community Cultural Center celebrating the adoption of the Healthy Neighborhoods for All Element, supported by South County H.E.A.L.S. and Santa Clara County Supervisor Sylvia Arenas. Additional updates included the opening of Philz Coffee on Cochrane Road and a reminder that City offices would be closed for the furlough period from December 22, 2025, through January 2, 2026, with recreation and aquatics facilities operating on limited schedules and closed on Christmas Day and New Year's Day.

City Manager Employee Recognition

CITY ATTORNEY'S REPORT

City Attorney Larkin reported that the City Council met in closed session prior to the meeting to conduct a conference with real estate negotiators Christina Turner and Chris Ghione to discuss the price and terms of sale for City-owned property, APN - 81706002. He also noted that two additional closed session items scheduled for the evening were continued to a later date.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public comment opened at 6:28 p.m. With no 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

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 the consent calendar.

RESULT:	Passed
MOVER:	Council Member Vega
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

1. **ACCEPT \$40,000 DONATION FROM THE FRIENDS OF THE MORGAN HILL SENIOR CENTER**

Recommendation:

1. Accept \$40,000 donation from the Friends of the Morgan Hill Senior Center to support services at the Centennial Recreation Senior Center; and
2. Authorize the City Manager to execute any agreements necessary for donation acceptance.

2. **ACCEPTANCE OF COUNCIL CHAMBER BUILDING ROOF REPLACEMENT PROJECT**

Recommendation:

1. Accept as complete the Council Chamber Building Roof Replacement Project;
2. Authorize the Public Services Director to sign the Notice of Completion; and
3. Direct the City Clerk to file said Notice of Completion with the County Recorder's Office.

3. **APPROVE SECOND AMENDMENT TO DESIGN CONSULTANT AGREEMENT WITH VERDE DESIGN FOR \$16,000 FOR ADDITIONAL UNANTICIPATED SERVICES ASSOCIATED WITH THE BUTTERFIELD PARK CONSTRUCTION**

Recommendation:

Authorize the City Manager to execute and administer an amendment to the design consultant agreement with Verde Design for the design of the Butterfield Park Site for an additional \$16,000.

4. **APPROVE IMPROVEMENT AGREEMENT AND SUBSEQUENT DEVELOPMENT REIMBURSEMENT AGREEMENT FOR THE TENNANT - TEN SOUTH ACQUISITIONS PROJECT LOCATED AT 740 TENNANT AVENUE WITH ASSESSOR'S PARCEL NUMBER (APN) 817-08-032**

Recommendation:

1. Approve an Improvement Agreement with 740 Tennant LP;
2. Approve a Subsequent Development Reimbursement Agreement with 740 Tennant LP; and
3. Authorize the City Manager to execute the Improvement Agreement and Subsequent Development Reimbursement Agreement.

5. **APPROVE THE DECEMBER 3, 2025 CITY COUNCIL MEETING MINUTES**

Recommendation:

Approve the December 3, 2025 City Council Meeting Minutes.

6. **APPROVE A SERVICE AGREEMENT WITH CATHOLIC CHARITIES OF SANTA CLARA COUNTY FOR SOUTH COUNTY YOUTH TASK FORCE YOUTH SUPPORT SERVICES FOR A TOTAL AMOUNT OF \$135,531**

Recommendation:

1. Authorize the City Manager to execute, administer, and further negotiate an agreement with Catholic Charities of Santa Clara County in the amount of \$135,531 for the provision of youth support services in association with the South County Youth Task Force;
2. Authorize the City Manager to extend this agreement for two additional one year terms should funding be available and appropriated within future fiscal year budgets;
3. Authorize the City Manager to execute, negotiate, and administer any required agreements with the Morgan Hill Unified School District to receive funding for services associated with the South County Youth Task Force; and
4. Adopt a resolution amending the FY 2025/26 Operating Budget to increase revenue and expenses by \$40,000 in the General Fund.

7. **APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE AND ADMINISTER A SECOND AMENDMENT TO THE AGREEMENT WITH**

SOLUTIONZ, INC., EXTENDING THE TERM OF THE AGREEMENT TO JUNE 30, 2026

Recommendation:

Approve and authorize the City Manager to execute and administer a second amendment to the Agreement with Solutionz, Inc., extending the term of the agreement to June 30, 2026.

8. **APPROVE MEMORANDUM OF UNDERSTANDING (MOU) WITH MORGAN HILL POLICE OFFICERS' ASSOCIATION (POA) AND CORRESPONDING SALARY SCHEDULES, AND APPROVE MANAGEMENT, PROFESSIONAL, AND CONFIDENTIAL EMPLOYEES RESOLUTION AND CORRESPONDING SALARY SCHEDULES, AND PART-TIME TEMPORARY AND SEASONAL EMPLOYEES SALARY SCHEDULE**

Recommendation:

1. Approve a Memorandum of Understanding (MOU) with POA effective December 21, 2025 - December 31, 2028 and corresponding salary schedules;
2. Approve the Management, Professional, and Confidential Employees Resolution effective December 21, 2025 and corresponding salary schedules; and
3. Approve the Part-Time Temporary and Seasonal Employees salary schedule effective December 21, 2025.

9. **AWARD LANDSCAPE MAINTENANCE SERVICE AGREEMENT TO MEDALLION LANDSCAPE MANAGEMENT, LLC FOR CITY PARKS MOWING, STREET MEDIANS, AND DOWNTOWN**

Recommendation:

1. Award a Maintenance Service Agreement to Medallion Landscape Management, LLC in the amount of \$379,392 for an initial two-year term (\$189,696 annually) to service Group 1: Park Mowing at City Parks; Group 3: Street Medians, Streetscapes, and Parking Lots; and Group 6: Downtown Area; and extra services;
2. Authorize the City Manager to extend the service agreement up to an additional three years subject to future annual budget appropriations by the City Council for a total term of five years; and
3. Authorize the City Manager to execute and administer said Agreement.

10. **RECEIVE MONTHLY BUDGET UPDATE AND OCTOBER 2025 FINANCIAL AND INVESTMENT REPORTS**

Recommendation:

Receive and file reports.

OTHER BUSINESS

11. REVIEW AND APPROVE DESIGN OF A PROPOSED DOWNTOWN GATEWAY ARCH BY THE DOWNTOWN MORGAN HILL IMPROVEMENT DISTRICT (DMHID)

Recommendation:

Review and approve the design of a Downtown Gateway Arch as proposed by the Downtown Morgan Hill Improvement District.

Economic Development Director Mahood provided a presentation and report.

Public comment opened at 7:01 p.m. The following people were called to speak:

David Dindak

Nick Gaich

Dan McCranie

Krista Rupp (Zoom)

Joe Baranowski (Zoom)

With no further requests to speak, public comment closed.

MOTION:

Approving the recommended action.

RESULT:	Passed
MOVER:	Council Member Vega
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

The meeting recessed at 7:23 p.m. and reconvened at 7:29 p.m.

12. RECEIVE REPORT REGARDING MORGAN HILL POLICE DEPARTMENT'S CALIFORNIA COMMISSION ON PEACE OFFICER STANDARDS AND TRAINING MANAGEMENT STUDY

Recommendation:

Accept the report of Morgan Hill Police Department's California Commission on Peace Officer Standards and Training Management Study.

Police Chief Palsgrove provided a presentation and report.

Public comment opened at 7:53 p.m.
Doug Muirhead was called to speak.
With no further requests to speak, public comment closed.

Report received.

13. ADOPT PUBLIC ART MASTER PLAN

Recommendation:
Adopt the 2025 Public Art Master Plan.

Assistant City Manager Ramirez provided a presentation and report.

Public comment opened at 8:30 p.m. The following people were called to speak:
Nick Gaich
Rocke Garcia
With no further requests to speak, public comment closed.

MOTION:

Adopting the 2025 Public Art Master Plan.

RESULT:	Passed
MOVER:	Council Member Martinez Beltran
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

FUTURE COUNCIL INITIATED AGENDA ITEMS

Review of RFP language and process.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 8:56 p.m.

Minutes Prepared by:

Vicky Rossi, Deputy City Clerk