



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, March 4, 2026

5:00 p.m. Special Meeting
Commission Interviews - Open to the Public

6:00 p.m Regular Meeting

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 Commission Interviews.

SPECIAL MEETING

5:00 p.m. Commission Interviews

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.

COMMISSION INTERVIEWS

1. INTERVIEW CANDIDATES TO FILL TWO SEATS ON THE PARKS AND RECREATION COMMISSION AND ONE SEAT ON THE PLANNING COMMISSION

Recommendation:

1. Mayor shares the characteristics/traits that a successful applicant(s) would possess;
2. Conduct Interviews;
3. Council Members identify the top applicant(s) and provide recommendations to the Mayor; and
4. Discuss and/or appoint applicant(s).

Mayor Turner shared the characteristics and traits the council looks for in candidates.

The following applicants were interviewed:

Kais Zafer

Mike Braxton

Steve Adamo

The Mayor appointed Steve Adamo to the Planning Commission and Kais Zafer to the Parks and Recreation Commission. The Mayor offered the second Parks and Recreation Commission appointment to Mike Braxton who declined. He later expressed his interest and was appointed.

The meeting recessed at 5:27 p.m. and reconvened at 5:33 p.m.

The special session meeting adjourned at 5:34 p.m.

REGULAR MEETING

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

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

RECOGNITIONS

Wayne Tanda

Kathy Devine

PRESENTATIONS

Children's Advocacy Center of South County

CITY COUNCIL REPORTS

Council Member Vega shared her appreciation for her student's attendance at tonight's meeting. She reported that she attended a City prayer night, participated in the Read Across America event, reading to second-grade students at P.A. Walsh Elementary School. In addition, she served as a guest speaker alongside Mayor Turner at Leadership Morgan Hill's Local Government Day, where they shared their experiences and discussed their paths to public service.

CITY MANAGER'S REPORT

City Manager Turner shared that the South County Regional Wastewater Authority received multiple 2025 awards from the California Water Environment Association Monterey Bay Section, including Plant of the Year, Safety Plant of the Year, and individual recognitions for staff members. She also thanked the 26 residents who attended the recent ELEVATE Morgan Hill coffee event, which included a bilingual discussion on affordable housing, small business support, and community networking. Additionally, she noted that ten community members graduated from the latest Community Emergency Response Team (CERT) training program. She reminded the community that the Mayor's State of the City Address will take place on March 11 at the Granada Theatre and that the next regular City Council meeting would be held on March 18.

CITY ATTORNEY'S REPORT

None.

OTHER REPORTS

Council Member Martinez Beltran shared that she attended the Cal Cities Board meeting in Berkeley on February 19 and 20, where sales tax policy matters were discussed. She also attended the First Responders Pancake Breakfast and Senior Appreciation event at the Grange, where she expressed appreciation to the first responders and seniors who participated. In addition, she attended the Celebration of Life for Beth Wyman and participated in a Legislative Day event with Assemblymember Robert Rivas and colleagues, where regional transportation and housing issues were discussed.

Council Member Iwanaga shared that she attended a Legislative Day event at the State Capitol, where she met with Assembly Speaker Robert Rivas and other legislative representatives and participated in discussions on housing and transportation matters. She also attended a presentation by a Holocaust survivor who spoke about her experiences at the Auschwitz concentration camp and her journey of resilience, describing the event as moving and inspiring.

Mayor Turner shared that he attended the Speaker's Legislative Day at the State Capitol, where he participated in discussions with state representatives on housing legislation and other matters. He noted that housing laws were discussed, including the approximately 140 housing bills which were introduced and 50 or so that were passed this year.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public comment opened at 6:35 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 consent calendar items 4 and 5.

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

4. **APPROVE THE FEBRUARY 18, 2026 CITY COUNCIL MEETING MINUTES**

Recommendation:

Approve the February 18, 2026 City Council Meeting Minutes.

5. **RECEIVE MONTHLY BUDGET UPDATE AND JANUARY 2026 FINANCIAL AND INVESTMENT REPORTS**

Recommendation:

Receive and file reports.

ITEMS PULLED FOR DISCUSSION

2. **ADOPT UPDATES TO THE SUSTAINABLE MORGAN HILL DOCUMENT**

Recommendation:

Adopt updates to the Sustainable Morgan Hill document.

City Manager Turner provided a report.

MOTION:

Adopting the recommended action.

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

3. **ADOPT UPDATES TO COUNCIL POLICY (CP) 97-01 RULES FOR CONDUCT OF COUNCIL MEETINGS, PLACEMENT OF ITEMS ON THE AGENDA, AND MATTERS TO BE RECONSIDERED, MEMORIALIZING PUBLIC COMMENT TIME LIMIT PRACTICES**

Recommendation:

Adopt updates to City Council Policy CP 97-01, memorializing the City Council's current public comment time limit practices.

City Manager Turner provided a report.

Public comment opened at 6:51 p.m. With no requests to speak, public comment closed.

MOTION:

Adopting the recommended action.

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

PUBLIC HEARINGS

6. APPROVE ROSEWOOD MEDICAL CAMPUS ZONING MAP AND PLANNED DEVELOPMENT (PD) MASTER PLAN AMENDMENT

Recommendation:

1. Open and close the public hearing;
2. Certify the Final Subsequent Environmental Impact Report (SEIR) for the Rosewood (formerly Lillian Commons) Medical Mixed-Use Project, adopt the CEQA Findings of Fact, and adopt the Mitigation Monitoring and Reporting Program (MMRP); and
3. Waive the first and second reading and introduce an ordinance approving the Zoning Map Amendment and Planned Development (PD) Master Plan Amendment for the Rosewood Medical Campus, with the following land use direction: retain land uses proposed for conversion from conditional to permitted as conditional, except that Daycare Facilities, Farmers Markets, Hotel and Motels, and Restaurants may be permitted when clearly ancillary and subordinate to the medical campus, and allow Assisted Living Facilities and Skilled Nursing Facilities only with a Conditional Use Permit.

Associate Planner Dinh and Development Services Director Carman provided a presentation and report.

The public hearing opened at 7:26 p.m. The following people were called to speak:

Vahram Massenhian (Zoom) Applicant

Rene Baez

Clinton Lam-Song (Zoom)

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

MOTION:

Adopting resolution certifying the Final SEIR, and approving the CEQA Findings of Fact and the Mitigation Monitoring and Reporting Program.

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

MOTION:

Waiving the first and second reading of the ordinance.

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

MOTION:

Introducing the ordinance.

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 8:11 p.m. and reconvened at 8:16 p.m.

OTHER BUSINESS

7. CONTINUED DISCUSSION OF FISCAL SUSTAINABILITY

Recommendation:

Receive report and provide direction to staff regarding whether to pursue

placement of a local tax measure on the 2026 ballot.

City Manager Turner and Finance Director Nguyen provided a presentation and report.

Public comment opened at 9:23 p.m. Doug Muirhead was called to speak. With no further requests to speak, public comment closed.

Report received.

8. PROVIDE DIRECTION TO STAFF ON PROPOSED FUTURE COUNCIL INITIATED AGENDA ITEM REGARDING BLIGHTED PROPERTIES

Recommendation:

Determine if the majority of the City Council wants the following item agendized at a future meeting for discussion:

- Develop a clear and enforceable “Blight” Policy.

City Manager Turner and Mayor Turner provided a report.

Public comment opened at 9:43 p.m. With no requests to speak, public comment closed.

MOTION:

Directing staff to bring the item to a future meeting.

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

FUTURE COUNCIL INITIATED AGENDA ITEMS

Council Member Martinez Beltran requested a discussion on the local hire policy.

Council Member Martinez Beltran requested a discussion on transportation - help with VTA marketing to create ridership.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 9:44 p.m.

Minutes Prepared by:
Vicky Rossi, Deputy City Clerk