



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, April 15, 2026

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 5:02 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 5:45 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 items.

Conference with Legal Counsel—Existing Litigation (§ 54956.9)

Berns v. City of Morgan Hill, Santa Clara County Superior Court Case No. 25-CV-472644

Conference with Legal Counsel—Anticipated Litigation

Initiation of Litigation pursuant to § 54956.9(c)

(Unknown Number of Cases)

Conference with Legal Counsel—Anticipated Litigation

Significant Exposure to Litigation pursuant to § 54956.9(b)

(One Case)

OPPORTUNITY FOR PUBLIC COMMENT ON CLOSED SESSION

Public comment opened at 5:02 p.m. With no requests to speak, public comment closed.

ADJOURN TO CLOSED SESSION

The meeting adjourned to closed session at 5:02 p.m.

REGULAR MEETING

The regular meeting convened at 6:04 p.m.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

RECOGNITIONS

Library, Culture, and Arts Commissioner Mark Fiorenza

Parks and Recreation Commissioner Shweta Maniar

Visit Morgan Hill, Executive Director Krista Rupp

City Attorney Donald Larkin

PROCLAMATIONS

American Red Cross Month

Parkinson's Awareness Month

American Muslim Appreciation & Awareness Month

PRESENTATIONS

YAC Presentation - Developmental Asset #9: Service to Others

CITY COUNCIL REPORTS

Mayor Pro Tem Librers shared that she attended a luncheon hosted by Assemblywoman Gail Pellerin where two Morgan Hill women were honored as Women of the Year, the Mayor's State of the City and volunteered at Live Oak High School's Rock the Mock event. She also attended the Youth Task Force meeting, chaired the Santa Clara County Habitat Agency meeting, participated in a Silicon Valley at Home meeting, and served on a State Committee focused on service for communities. She attended the Donate Life flag-raising ceremony, noting it was especially personal as she spoke about her experience with organ donation.

CITY MANAGER'S REPORT

City Manager Turner shared that the Dennis Kennedy Morgan Hill Aquatics Center hosted the Far Western Championships, bringing over 1,000 athletes and 3,000 spectators to Morgan Hill and generating increased activity for local hotels and restaurants. She also provided an update on the Upper Llagas Creek Flood Protection Project, noting the closure of Hale Avenue through December 2026 for construction improvements, and announced that the next regular City Council meeting will be held on May 6.

CITY ATTORNEY'S REPORT

City Attorney Larkin shared that the Council met in closed session earlier in the evening on three items and there were no reportable actions.

OTHER REPORTS

Council Member Vega recognized and welcomed her students who attended the meeting.

Council Member Iwanaga shared that she volunteered at an Easter Sunday event hosted by the Edward Boss Prado Foundation, serving first responders and senior citizens. She expressed that she was honored to have participated in the event.

Council Member Martinez Beltran shared that she participated in Rock the Mock at Live Oak High School and attended an ABAG Housing Committee meeting. She also attended a Silicon Valley Clean Energy Board meeting, a VTA PAC meeting, and a Cal Cities Peninsula Division meeting. She volunteered at the Wildflower Run, highlighting

strong community involvement, and noted the upcoming Cal Cities Leaders Summit in Sacramento.

Mayor Turner shared that he attended a Cities Association - Legislative Action Council meeting; a Finance, Audit, and Administration Committee meeting (which is a subcommittee of VTA); and also a VTA Board meeting.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public comment opened at 6:55 p.m. The following people were called to speak:

Gabby Crescini

Brain Sullivan

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

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 items 1 and 3.

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
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1. ACCEPTANCE OF 2025 MORGAN HILL WATER MAIN REPLACEMENT PROJECT

Recommendation:

1. Accept as complete the 2025 Morgan Hill Water Main Replacement Project;
2. Authorize the City Engineer to execute the Notice of Completion; and
3. Direct the City Clerk to file said Notice of Completion with the County Recorder's Office.

3. APPROVE THE APRIL 1, 2026 CITY COUNCIL MEETING MINUTES

Recommendation:

Approve the April 1, 2026 City Council Meeting Minutes.

ITEMS PULLED FOR DISCUSSION

2. APPROVE MONTEREY - AMG & ASSOCIATES CONCESSIONS FOR A 100% AFFORDABLE PROJECT

Recommendation:

Adopt a resolution approving the applicant's request of five concessions to the City's Objective Residential Development Design and Development Standards pursuant to California Density Bonus Law (Gov. Code §65915).

Senior Planner Brown provided a report.

Public comment opened at 7:30 p.m. Speaker Gene Broussard (Zoom) was called to speak.

With no further requests to speak, public comment closed.

MOTION:

Approving the recommended actions.

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

ABSTAIN:	None
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The meeting recessed at 7:49 p.m. and reconvened at 7:54 p.m.

OTHER BUSINESS

4. APPROVE REIMBURSEMENT AGREEMENT WITH THE LUMBERYARD DEVELOPER FOR COMPLETION OF TENANT IMPROVEMENTS AT THE FUTURE CITY-OWNED NON-PROFIT CENTER BUILDING

Recommendation:

Authorize the City Manager to execute and administer a reimbursement agreement with the MH Lumberyard 49, LLC. for the design and construction of tenant improvements at the future City-owned office space at 17020 Depot Street.

Public Services Director Ghione provided a report.

Public comment opened at 8:09 p.m. Doug Muirhead was called to speak. With no further requests to speak, public comment closed.

MOTION:

Approving the recommended actions.

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

Council Member Martinez Beltran requested a discussion on revisiting objective standards, including operational open space storage, the impact of balconies on public health and safety, and the undergrounding of utilities.

Mayor Pro Tem Librers requested a discussion to obtain a complete list of development projects completed by AMG and Associates in order to review them and evaluate potential needs for storage and related considerations.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 8:13 p.m.

Minutes Prepared by:
Vicky Rossi, Deputy City Clerk