



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, May 6, 2026

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

Deputy City Clerk Rossi called the roll.

PRESENT	Mark Turner, Soraida Iwanaga, Yvonne Martinez Beltran, Miriam Vega
ABSENT	Marilyn Librers

DECLARATION OF POSTING AGENDA

Deputy City Clerk Rossi declared the posting of the agenda.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

Affordable Housing Month

Foster/Resource Parents Month

RECOGNITIONS

Nyla and Aden Valencia, NCAA Accomplishments

Santa Clara Valley Science & Engineering Fair Winners

Oakwood School, Michelle Helvey

YAC Leaders

YAC Angel Sponsors: MICROTEL by Wyndham Morgan Hill, Johnson Lumber Ace Hardware, The Ford Store Morgan Hill, Oakwood School, and The Edward Boss Prado Foundation

The meeting recessed at 6:25 p.m. and reconvened at 6:30 p.m.

PRESENTATIONS

YAC Presentation - Developmental Asset #18: Youth Programs

CITY COUNCIL REPORTS

Council Member Martinez Beltran shared that she attended the Chamber of Commerce Mixer at the Grange, a Town Hall with Supervisor Arenas and Senator Cortese, the Silicon Valley Clean Energy Executive Board meeting, a Cal Cities Board meeting, the Kiwanis Turn Around Scholarship event, the Morgan Hill Police Department Reentry Resource Fair, the Building Trades Casino Night, a Bluegrass concert at the Grange, the AAUW Red Dress Day Exhibit at the Morgan Hill Library, Living History Day hosted by the Morgan Hill Historical Society, and the Woodland Estates' 40th Anniversary celebration. She also reported attending Cal Cities City Leaders Summit conference in Sacramento.

CITY MANAGER'S REPORT

City Manager Turner recognized the City's new hires, promotions, and retirees. She also shared several housing initiatives underway to expand access to affordable housing, including a regional manufactured homeownership program in partnership with the City of Gilroy and Santa Clara County to assist low-income households and agricultural workers with purchasing manufactured homes, a senior home repair partnership with Rebuilding Together Silicon Valley, and a bilingual workshop to help residents navigate the City's Below Market Rate homeownership program. She announced upcoming community events scheduled for May 16, including the Budget Town Hall and Open Streets Morgan Hill, as well as the City Council Budget Workshop on May 20. She also provided a community update on the Hale Avenue closure and the Valley Water Upper Llagas Flood Protection Project.

CITY ATTORNEY'S REPORT

None.

OTHER REPORTS

Council Member Iwanaga shared that she attended the Cal Cities City Leaders Summit conference in Sacramento, where she participated in classes and connected with officials from cities similar to Morgan Hill to discuss common challenges facing local governments. She also attended the 18th Annual Salt of the Earth Tequila Tasting benefiting the Latino Family Fund, highlighting the event's support of programs that empower Latino families.

Council Member Vega shared that she attended the Salt of the Earth event, highlighted the inspiring story of a family continuing its agave farming legacy through the next generation, and the Woodland Estates' 40th Anniversary celebration. She recognized Teacher Appreciation Week and expressed her gratitude to teachers for their lasting impact on students and the community, acknowledging several educators who positively influenced her life.

Mayor Turner shared his appreciation to Caltrans for their work repairing the on and off ramps near Tennant and Dunne Avenue. He reported attending a VTA Finance, Audit, and Administration Committee meeting, the Santa Clara County Library District Board meeting, and VTA and LAFCO workshops. He also attended the San Martin Neighborhood Alliance Town Hall meeting, the Latino Family Fund fundraiser, Living History Days event, Woodland Estates' 40th anniversary celebration, the Kiwanis Turnaround Scholarship event, and the Parade for Paws at the Wine Walk event.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment For Items Not On The Agenda

Public comment opened at 7:02 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, Council Member Iwanaga, Council Member Martinez Beltran,

	Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	Mayor Pro Tem Librers

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 3, 5 and 7 through 12.

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

Council Member Iwanaga recused herself from item 12 due to a Council conflict of interest.

1. APPOINT THE CITY ATTORNEY AS REPRESENTATIVE TO PLAN JPA BOARD OF DIRECTORS

Recommendation:

Adopt a resolution designating the City Attorney position as the City's representative and the Risk Management Analyst position as the alternate to the PLAN JPA Board of Directors.

2. APPROVE FIRST AMENDMENT TO CONSULTANT AGREEMENT FOR CONSTRUCTION SUPPORT AND NEW CONSULTANT AGREEMENT FOR DESIGN SERVICES WITH KENNEDY/JENKS CONSULTANTS FOR THE HOLIDAY LAKE IMPROVEMENTS PROJECT

Recommendation:

1. Approve First Amendment with Kennedy/Jenks Consultants for additional construction support services for the East Dunne Hillside Reservoir Project for an additional \$197,757, for a total not to exceed amount of

\$497,757;

2. Approve Consultant Agreement for Design Professionals with Kennedy/Jenks Consultants for the design of the Holiday Lake Booster Station and Piping Project for a not to exceed amount of \$1,422,058; and
3. Authorize the City Manager to execute all documents and make minor modifications as necessary in order to consummate the above transactions with Kennedy/Jenks Consultants.

3. **APPROVE FY 2026-27 COUNTYWIDE SOLID WASTE SERVICES FOOD RECOVERY PROGRAM AGREEMENT WITH JOINT VENTURE: SILICON VALLEY NETWORK**

Recommendation:

1. Approve the FY 2026-27 Joint Venture: Silicon Valley Network consultant agreement for the Food Recovery Program in the amount of \$514,913; and
2. Authorize the City Manager to execute and administer the agreement with Joint Venture: Silicon Valley Network.

5. **APPROVE AN AGREEMENT WITH UTILITY SERVICE PARTNERS PRIVATE LABEL, INC., DBA SLWA INSURANCE SERVICES, TO OFFER THE HOMESERVE SERVICE LINE WARRANTY PROGRAM**

Recommendation:

Authorize the City Manager to execute and administer an agreement with Utility Service Partners Private Label, Inc., dba SLWA Insurance Services, to provide the HomeServe Service Line Warranty Program for an initial term of three years.

7. **APPROVE UPDATED ADA SELF-EVALUATION AND TRANSITION PLAN**

Recommendation:

Approve the City of Morgan Hill 2026 ADA Self-Evaluation and Transition Plan.

8. **APPROVE THE APRIL 15, 2026 CITY COUNCIL MEETING MINUTES**

Recommendation:

Approve the April 15, 2026 City Council Meeting Minutes.

9. **AUTHORIZE AMENDMENT TO THE CENTENNIAL RECREATION CENTER OPERATING AGREEMENT WITH THE YMCA OF SILICON VALLEY FOR AN ADDITIONAL 5-YEAR TERM**

Recommendation:

Authorize the City Manager to execute an Amended and Restated Centennial Recreation Center Operating Agreement with the YMCA of Silicon Valley to

extend the partnership through June 30, 2031.

10. AWARD BUTTERFIELD BASIN ONLINE CONVERSION PROJECT TO GRANITEROCK COMPANY

Recommendation:

1. Approve the Butterfield Basin Online Conversion Project Plans and Specifications;
2. Award the contract to Graniterock Company for the Butterfield Basin Online Conversion Project in the amount of \$1,970,825;
3. Authorize expenditure of construction contingency funds not to exceed \$788,330; and
4. Authorize the City Manager to execute and administer the construction contract with Graniterock Company.

11. AWARD 2026 SIDEWALK REPAIRS AND REPLACEMENT PROJECT TO QLM, INC.

Recommendation:

1. Award contract to QLM, Inc. in the amount of \$281,000 and authorize the expenditure of 10% contingency funds not to exceed \$28,100 for a total authorization of \$309,100; and
2. Authorize the City Manager to execute and administer that certain construction contract with QLM, Inc.

12. INITIATE ANNUAL ASSESSMENT DISTRICT PROCESS FOR LANDSCAPE ASSESSMENT DISTRICT NUMBER 1

Recommendation:

1. Adopt resolution initiating the proceedings for the levy of assessments for Fiscal Year 2026-27;
2. Adopt resolution approving the Engineer's Annual Report and the proposed assessment levy; and
3. Adopt resolution declaring the City Council's intention to levy the assessments in the District and to set the Public Hearing date for June 3, 2026.

ITEMS PULLED FOR DISCUSSION

4. APPROVE SECOND AMENDMENT TO THE AGREEMENT WITH THE COUNTY OF SANTA CLARA FOR COUNTYWIDE HOUSEHOLD

HAZARDOUS WASTE COLLECTION PROGRAM

Recommendation:

Authorize the City Manager to execute the second amendment to the agreement with the County of Santa Clara for the Countywide Household Hazardous Waste Collection Program.

Public Services Director Ghione provided a report.

Public comment opened at 7:09 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 Iwanaga
AYES:	Mayor Turner, Council Member Iwanaga, Council Member Martinez Beltran, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	Mayor Pro Tem Librers

6. **APPROVE PEBBLES - PEBBLES SQUARE, LLC CONCESSION FOR THE APPROVED RESIDENTIAL PROJECT**

Recommendation:

Adopt a resolution approving the applicant's request of a concession 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 presentation and report.

Public comment opened at 7:13 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, Council Member Iwanaga, Council Member Martinez

	Beltran, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	Mayor Pro Tem Librers

PUBLIC HEARINGS

13. APPROVE SOLID WASTE MANAGEMENT RATE ADJUSTMENT FOR 2026

Recommendation:

Adopt a resolution approving an adjustment to the maximum allowable solid waste collection rates effective July 1, 2026.

Public Services Director Ghione provided a report.

Public comment opened at 7:25 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, Council Member Iwanaga, Council Member Martinez Beltran, Council Member Vega
NAYS:	None
ABSTAIN:	None
ABSENT:	Mayor Pro Tem Librers

OTHER BUSINESS

14. RECEIVE MONTHLY BUDGET UPDATE; MARCH 2026 FINANCIAL AND INVESTMENT REPORTS; AND CITY MANAGER AUTHORITY REPORT

Recommendation:

Receive and file reports.

Finance Director Nguyen provided a presentation and report.

Public comment opened at 7:36 p.m. With no requests to speak, public comment closed.

Report received.

15. **INTRODUCE THE RECOMMENDED FY 2026-27 AND FY 2027-28 BIENNIAL OPERATING AND FY 2026-27 THROUGH FY 2031-32 CAPITAL IMPROVEMENT PROGRAM BUDGETS**

Recommendation:

Receive the Introduction to the Recommended Budget Presentation.

City Manager Turner provided a presentation and report.

The meeting recessed at 7:47 p.m. and reconvened at 8:00 p.m.

Public comment opened at 8:23 p.m. The following people were called to speak:

Doug Muirhead

Joe Baranowski (Zoom)

Armando Benavides (Zoom)

With no further requests to speak, public comment closed.

Report received.

FUTURE COUNCIL INITIATED AGENDA ITEMS

Council Member Martinez Beltran requested a discussion on reports from other governmental organizations.

ADJOURNMENT

There being no further business, Mayor Turner adjourned the meeting at 8:41 p.m.

Minutes Prepared by:

Vicky Rossi, Deputy City Clerk