CITY OF MORGAN HILL · OFFICE OF THE MAYOR

The Mayor's *Monthly*

Straight talk on what's happening at City Hall — and around town.



MARK TURNER
MAYOR OF MORGAN HILL

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FROM THE MAYOR

Dear Neighbors,

Welcome to the first issue of **The Mayor's Monthly**. Each month, I'll share what's happening at City Hall in plain language — the good news, the hard choices and the ways you can get involved.

Thank you for the trust you've placed in me for four more years. I'm honored to keep serving, and I'm excited about what's ahead for Morgan Hill.

Mark Turner
MAYOR, CITY OF MORGAN HILL

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FINANCE · CITY BUDGET

Morgan Hill Keeps Its Top Credit Rating

Our city earned the highest grade a city can get — again. Here's what it means for you.

AAA
HIGHEST POSSIBLE S&P RATING

Stable
OUTLOOK FOR THE YEARS AHEAD

47%
GENERAL FUND RESERVE (MAR. 2026)

On October 23, S&P Global Ratings confirmed Morgan Hill's AAA credit rating, the highest rating possible, with a stable outlook. Think of it as a credit score for the city. A AAA rating tells lenders that Morgan Hill pays its bills, plans ahead and manages money well.

That matters to every resident. A strong rating means lower interest rates when the City borrows for roads, parks and other big projects. Lower interest means more of your tax dollars go to the project itself, not to the bank.

S&P pointed to our strong local economy, healthy reserves and low debt. It also praised the City's careful long-range planning.

We still have work to do. Costs for public safety and staff are rising faster than revenue. Over the next two years, the Council will look closely at ways to bring spending and income back into balance. Our reserves give us time to make those choices carefully, not in a rush.

WHAT IT MEANS FOR YOU

Lower borrowing costs, a stable City budget and more value from every tax dollar.



MOBILITY · TRANSPORTATION

Hale Avenue Is Back Open

The detour is over. Critical flood work is finished just in time for winter storms.

Good news for drivers: Hale Avenue between Main Avenue and Llagas Road was set to re-open on November 6, weather permitting. The road had been closed since April 15 so Valley Water could finish key flood-protection work as part of the Upper Llagas Creek project.

All of the critical work inside the creek channel is done. That means our community is better prepared if El Niño brings heavy rain this winter.

Crews will still be on site for cleanup, landscaping and PG&E electrical work, so watch for short lane closures. Spring Avenue stays closed at the channel through late November.

This final phase also brings a wider Hale Avenue between Main and Wright, new streetlights, underground utilities and a new traffic signal at Wright and Hale. When the full project wraps up in 2027, it will remove hundreds of properties from the flood zone. Thank you for your patience during the detours.

QUICK FACTS

SEGMENT
Main Ave. to Llagas Rd.

CLOSED
April 15, 2026

REOPENING
Nov. 6, 2026 (weather permitting)

PROJECT
Upper Llagas Creek, Phase 2B

FULL COMPLETION
2027



NEIGHBORHOODS · HOUSING

SB 330: Why We Can't Set Our Own Pace

A state law has put Morgan Hill's voter-approved growth plan on hold until 2030.

For more than 40 years, Morgan Hill voters chose to manage how fast our city grows. In 2016, 77 percent of voters approved Measure S, which limited new homes to 215 a year. It also helped the City win affordable homes and plan ahead for roads, schools and services.

Then the state stepped in. Senate Bill 330, the Housing Crisis Act of 2019, took effect on January 1, 2020. It suspended Measure S and set aside our population cap. A later law, SB 8, extended those rules until 2030.

What does that mean? The City can no longer control how many homes are built each year. Projects that meet our written, objective standards must be approved. We can't deny or shrink a project just because of how it looks or feels, and the number of public hearings is limited.

California needs more housing, and Morgan Hill is doing its part. But growth without local planning puts pressure on traffic, schools, water and public safety. Our job is to make every project the best it can be within the rules — and to keep fighting in Sacramento for a local voice.

	UNDER MEASURE S	UNDER SB 330 (UNTIL 2030)
New homes per year	Capped at 215	**No local limit**
Population cap	58,200 through 2035	**Set aside**
Design review	Local judgment on look and feel	**Written, objective standards only**
Public hearings	As needed	**No more than five**



HOLIDAYS · MERRY MORGAN HILL

Merry Morgan Hill Lights Up Downtown

Lights, music and small-town magic start Friday, December 4.

The holidays are here. Merry Morgan Hill kicks off on Friday, December 4 with a Night of Music and Magic from 4:30-8:30 p.m. at the Community Center. There will be a Holiday Concert, more than 40 vendors, kids activities, food, and more.

Saturday, December 5 is when the Holiday Lights Parade rolls down Monterey Road. Look for glowing floats, marching bands, local clubs and, of course, Santa Claus. Bring a chair, a warm jacket and the whole family. Come early to grab a good spot, then stay for dinner or hot cocoa at one of our downtown restaurants.

All month long, please shop local for your gifts. Every dollar you spend here helps our small businesses and keeps Morgan Hill strong.

NIGHT OF MUSIC & MAGIC

04 FRIDAY
DECEMBER 2026

MH Community Center

TIME	4:30–8:30 p.m.
COST	Free
BRING	The whole family



SACRAMENTO · STATE LEGISLATURE

More Than 1,000 New State Laws

The 2026 session is over. Most new laws take effect January 1, 2027.

1,160	1,040	120
BILLS SENT TO THE GOVERNOR	SIGNED INTO LAW	VETOED

Governor Newsom finished acting on bills by his September 30 deadline. Here are a few new laws that could affect Morgan Hill families, workers and businesses:

HOUSING AB 1751

Creates a fast, "by-right" approval path for townhome projects of up to 150 units and skips state environmental review. Cities will have even less say over these projects.

WORKERS SB 1149

Lets workers name one "designated person," beyond close family, for bereavement leave.

HEALTH AB 2150

Where employers require CPR training, workers will also learn how to use naloxone to reverse an opioid overdose.

TECHNOLOGY SB 947

The "No Robo Bosses Act" stops employers from relying only on AI to discipline or fire workers, starting July 1, 2027.

This was also Governor Newsom's final session. A new governor takes office in January, and I'll keep you posted on what that means for Morgan Hill.



CALENDAR · UPCOMING EVENTS

Mark Your Calendar

SAT 28 NOV

Jingle Market on 3rd Street

Shop local makers and holiday gifts along downtown's favorite street.

WHERE & WHEN
E. 3rd Street, Downtown
9:00 AM–1:00 PM

SAT 28 NOV

Merry Market Holiday Bazaar

Holiday crafts, gifts and treats from local vendors.

WHERE & WHEN
Community Center
Noon–4:00 PM

WED 02 DEC

City Council Meeting

See your Council at work. Public comment is welcome on any City topic.

WHERE & WHEN
Council Chambers
6:00 PM

FRI 04 DEC

Merry Morgan Hill Kickoff FEATURED

A Night of Music and Magic with a Holiday Concert, 40+ vendors, kids activities and food.

WHERE & WHEN
Community Center
4:30–8:30 PM

SAT 05 DEC

MH Holiday Lights Parade & Christmas Tree Lighting

Glowing floats, music and Santa, followed by the lighting of the City tree.

WHERE & WHEN
Downtown
5:30–6:30 PM

WED 09 DEC

City Council Meeting: Installation Ceremony

Swearing-in of Mayor Turner and Councilmembers-elect Hayes and Alvarado.

WHERE & WHEN
Council Chambers
6:00 PM

For more information on holiday events, go to **visitmorganhill.org** (Event Calendar tab).





GALLERY · PHOTO CONTEST

Monthly Photo Contest

THIS MONTH'S SUBJECT

El Toro Mountain

It's the peak that watches over our city. Show us El Toro at sunrise, under winter clouds or from your favorite trail. Phones and cameras are both welcome.

DEADLINE
December 31, 2026

ENTRIES
One photo per person

HOW TO ENTER
Email your photo to **mayorsmorganhillphotocontest@gmail.com**

PRIZE
Winning photo featured in the January issue