



JOINT MEETING OF THE MILPITAS CITY COUNCIL AND HOUSING AUTHORITY

MINUTES
TUESDAY, APRIL 1, 2025

The City Council of the City of Milpitas convened on the regular City Council meeting day in a Joint Meeting of the Milpitas City Council and Housing Authority on April 1, 2025, in the City Council Chamber, 455 E. Calaveras Blvd, Milpitas, CA, and via teleconference/Zoom webinar.

CALL MEETING TO ORDER by Mayor and ROLL CALL by City Clerk

Mayor Montano called the Regular City Council meeting to order at 5:30 PM. Roll Call was taken by City Clerk Guzzetta.

PRESENT: Mayor Montano, Vice Mayor Barbadillo (5:31 PM), Councilmember Chua, Councilmember Lam, Councilmember Lien

ABSENT: None.

Acting City Attorney Creech briefed the City Council on the Closed Session Agenda.

The City Council adjourned to Closed Session at 5:32 PM.

ADJOURN TO CLOSED SESSION

(a) PUBLIC EMPLOYEE APPOINTMENT AND HIRING

Pursuant to Government Code Section 54957(b)(1)
Employee Position: Interim City Manager

(b) CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6
Agency's Designated Representative(s): Kelli Parmley, Human Resources Director
Employee Organization(s): Unrepresented – Interim City Manager

CLOSED SESSION ANNOUNCEMENT:

The City Council reconvened at 7:23 PM.

Acting City Attorney Creech had no report out from Closed Session.

PLEDGE OF ALLEGIANCE

Mayor Montano led the Pledge of Allegiance.

INVOCATION

Councilmember Chua provided the invocation.

PRESENTATIONS

Mayor Montano and the City Council presented proclamations in recognition of Fair Housing Month, Cesar Chavez Day, and Black April. Rosa Amador from La Raza Roundtable accepted the proclamation for Cesar Chavez Day. Ha Phan accepted the proclamation for Black April.

PUBLIC FORUM

There were the following public speakers:

1. Voltaire Montemayor

ANNOUNCEMENT OF CONFLICT OF INTEREST AND CAMPAIGN CONTRIBUTIONS

Acting City Attorney Creech asked the Mayor and City Councilmembers if they had any personal conflicts of interest. By roll call, there were no conflicts of interest. Acting City Attorney Creech asked the Mayor and City Councilmembers if they had any reportable campaign contributions. By roll call, there were no reportable campaign contributions.

READING OF THE CITY COUNCIL CODE OF CONDUCT

Mayor Montano read the City Council Code of Conduct.

APPROVAL OF AGENDA

After discussion, motion: to approve the agenda.

Motion/Second: Councilmember Chua / Councilmember Lien

Motion carried by the following:

AYES: Mayor Montano, Vice Mayor Barbadillo, Councilmember Chua, Councilmember Lam,
Councilmember Lien

NOES: None

CONSENT CALENDAR

Councilmember Chua asked to pull Item C5.

There were no public comments.

After discussion, motion: to approve the Consent Calendar.

Motion/Second: Vice Mayor Barbadillo / Councilmember Lien

Motion carried by the following:

AYES: Mayor Montano, Vice Mayor Barbadillo, Councilmember Chua, Councilmember Lam,
Councilmember Lien

NOES: None

1. **Receive City Council Calendar of Meetings (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

Received City Council Calendar of Meetings for April 2025.

2. **Approve City Council Meeting Minutes (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

Approved City Council Meeting minutes of March 18, 2025.

3. **Receive the Preview List of Anticipated Items for the Next Regular City Council Meeting (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

Received the list of anticipated agenda items for the next regular City Council meeting.

4. **Receive and Review the List of Agenda Items Requested by City Councilmembers (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

Received the list of items that have been requested by City Councilmembers and received consensus in previous meetings to date.

5. **Approve an Amendment to the Professional Services Agreement with Berry, Dunn, McNeil & Parker LLC for Enterprise Resource Planning Consulting Services (Staff Contact: Luz Cofresi-Howe, Finance Director, 408-586-3111; and Kelli Parmley, Human Resources Director 408-586-3086)**

Item pulled from Consent Calendar.

6. **Receive and Authorize Submittals of the 2024 Housing Element Annual Progress Report and Housing Successor Agency Annual Report to California Department of Housing and Community Development and Governor's Office of Planning and Research (Staff Contact: Sarah Balcha, Acting Housing Official, 408-586-3268)**

Received and authorized submittals of the 2024 Housing Element Annual Progress Report and Housing Successor Agency Annual Report to the California Department of Housing and Community Development and Governor's Office of Planning and Research.

7. **Receive the 2024 General Plan Annual Progress Report and Authorize Submittal of the Report to the Governor's Office of Planning and Research (Staff Contact: Jay Lee, Planning Director, 408-586-3077; and Lillian VanHua, Principal Planner, 408-586-3073)**

Received the 2024 General Plan Annual Progress Report and authorized the submittal of the report to the Governor's Office of Planning and Research (OPR).

8. **Adopt a Resolution to Accept Fire Service Project as Part of the Fire Station No. 1 Modular Building Replacement, Project No. 3465 and Authorize the City Engineer to File a Notice of Completion and Issue a Notice of Final Acceptance after the One-Year Warranty (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Adopted **Resolution No. 9397** to accept Fire Service Project as part of Fire Station No.1 Modular Building Replacement, Project No. 3465, and authorized the City Engineer to file a Notice of Completion and issue a Notice of Final Acceptance after the one-year warranty.

9. **Approve an Amendment to the Master Agreement with the Santa Clara Valley Transportation Authority Relating to the Silicon Valley Rapid Transit Berryessa BART Extension Project for Reimbursement of Pavement Restoration along City Streets (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; Michael Silveira, City Engineer, 408-586-3303)**

Approved and authorized the City Manager, or designee, to execute Amendment No. 17 to the Master Agreement with the Santa Clara Valley Transportation Authority relating to the Silicon Valley Rapid Transit Berryessa BART Extension Project for reimbursement of pavement restoration along City streets.

10. **Receive an Update on the Security Improvements at the McCarthy Ranch Sewer Lift Station (Main Lift) and Determine that the Condition Continues to Constitute an Emergency (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602)**

(1) Received an update on the security improvements at the McCarthy Ranch Sewer Lift Station; and
(2) Determined by a four-fifths vote that the condition continues to constitute an emergency.

PUBLIC HEARINGS

11. Conduct a Public Hearing on the Request for a Bingo License for the Barbara Lee Senior Center (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)

City Manager Thomas introduced the item. City Clerk Guzzetta presented the report.

Councilmember Chua spoke in support of the item, noting the seniors had requested the bingo and volunteered to help manage the sessions.

Councilmember Lam asked about the license renewal duration and operating hours. Recreation and Community Services Director Lorentzen noted the Senior Center would run 3-hour sessions around 10 a.m. to 1 p.m., utilizing the Senior Center's operating hours.

Mayor Montano asked about inspection requirements. Police Chief Hernandez explained that bingo providers must annually report changes in management, procedures, and financial status.

Councilmember Lam asked about security requirements. Police Chief Hernandez and Acting City Attorney Creech confirmed no specific security mandate exists, but Chief Hernandez noted he could recommend security if it was warranted.

Councilmember Lien asked after revenues from bingo games. Recreation and Community Services Director Lorentzen explained that most goes to bingo winners, with excess revenue, estimated at \$500-\$750 annually, going to the city's general fund.

Vice Mayor Barbadillo noted the growing number of bingo licenses and suggested reviewing the bingo ordinance in the future.

Mayor Montano opened the public hearing.

1. Voltaire

Mayor Montano closed the public hearing.

After discussion, motion: to approve a Bingo License for the City of Milpitas Barbara Lee Senior Center to hold a regular bingo game..

Motion/Second: Councilmember Chua / Councilmember Lien

Motion carried by the following:

AYES: Mayor Montano, Vice Mayor Barbadillo, Councilmember Chua, Councilmember Lam, Councilmember Lien

NOES: None

LEADERSHIP AND SUPPORT SERVICES

12. Receive presentations about City of Milpitas Property Tax and City of Milpitas Transactions (Sales) & Use Tax (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)

City Manager Thomas and Finance Director Cofresí-Howe introduced the item. HdL President Paula Cone presented the report on property tax. HdL Principal Tracy Vesely presented the report on Transactions (Sales) & Use Tax.

Both representatives from HdL responded to questions from the City Council.

There were the following public speakers:

1. Voltaire Montemayor

ITEMS PULLED FROM CONSENT CALENDAR

- 5. Approve an Amendment to the Professional Services Agreement with Berry, Dunn, McNeil & Parker LLC for Enterprise Resource Planning Consulting Services (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111; and Kelli Parmley, Human Resources Director 408-586-3086)**

Councilmember Chua initiated the discussion, requesting clarification from staff on the requested increase. She expressed concerns about project management oversight, questioned deliverables, and emphasized the need for a detailed project plan to justify the expense. Finance Director Cofresí-Howe explained the original budget underestimated external project management needs and that the project scope had evolved significantly since its inception in 2021. She noted that the Finance and HRIS modules are closely integrated, and both she and the Human Resources Director are serving as project leads due to limited staff capacity.

Mayor Montano suggested deferring the item until a new city manager is in place but acknowledged the urgency conveyed by staff. Finance Director Cofresí-Howe cautioned that even a short delay could impact the project timeline and staff workload.

Councilmember Lien inquired about the operational impact of a delay. Luz and City Manager Thomas explained that postponement would strain resources, especially as staff are also preparing the city budget. Finance Director Cofresí-Howe emphasized the need for continuity to meet the targeted go-live dates for the Finance and HRIS modules, respectively.

Vice Mayor Barbadillo supported the funding, noting the necessity of the project and the professional judgment of staff. He acknowledged the historical issues and offered confidence in the current leadership's approach.

Councilmember Lam confirmed that the project would not halt immediately if a decision was delayed to the next meeting. Finance Director Cofresí-Howe replied they could continue short-term but stressed that the remaining hours were being rapidly consumed.

There were the following public speakers:

1. Voltaire Montemayor

City Manager Thomas offered final comments on the item.

After discussion, Vice Mayor Barbadillo made a motion to approve and authorize the City Manager, or designee, to execute an amendment to the Professional Services Agreement with Berry, Dunn, McNeil & Parker LLC for Enterprise Resource Planning Consulting Services in the amount of \$620,000 with additional authority to approve changes of up to 10%.

Councilmember Chua asked to remove the 10% contingency authority from the recommendation. Vice Mayor Barbadillo agreed to the amendment and restated the amended motion: to approve and authorize the City Manager, or designee, to execute an amendment to the Professional Services Agreement with Berry, Dunn, McNeil & Parker LLC for Enterprise Resource Planning Consulting Services in the amount of \$610,500. Councilmember Lien seconded the motion.

Motion/Second: Vice Mayor Barbadillo / Councilmember Lien

Motion carried by the following:

AYES: Mayor Montano, Vice Mayor Barbadillo, Councilmember Lam, Councilmember Lien

NOES: Councilmember Chua

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

City Manager Thomas announced the budget study session scheduled for April 2, 2025, at 5 p.m., noting modifications made to the chambers to accommodate staff presentations.

Council Member Chua proposed creating a Milpitas Community Concert Choir, requesting city support for marketing and rehearsal space. There was unanimous consensus to add the item to the prioritization list.

Councilmember Lam announced the implementation of household battery disposal services at City Hall, thanking the City Manager, Assistant City Manager, and Public Works staff for this initiative.

Vice Mayor Barbadillo made the following requests:

1. To review the bingo ordinance to enhance transparency. There was unanimous consensus to add the item to the prioritization list.
2. Develop a project management policy. Assistant City Manager Matt Cano suggested creating an informational memo outlining project management phases and internal checks and balances.

Mayor Montano proposed adding names to the plaque at the Cesar Chavez Plaza when funding becomes available in the future. There was consensus to add the item to the prioritization list (Noes: Lien).

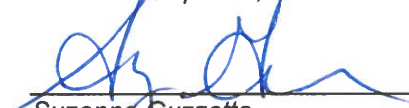
Councilmember Lam brought up concerns about the electronic devices language in the City Council Code of Conduct, suggesting modifications to the existing language. There was unanimous consent to bring the item forward with a future handbook update.

Councilmember Chua raised concerns on a report that one of the City Fire Stations did not have a flag pole. Fire Chief Schoonover assured the Councilmember that all stations have flagpoles and agreed to look into the matter.

ADJOURNMENT

Mayor Montano adjourned the meeting at 10:35 PM.

The foregoing minutes were approved by the Milpitas City Council on April 15, 2025.



Suzanne Guzzetta
Milpitas City Clerk