



JOINT MEETING OF THE MILPITAS CITY COUNCIL AND HOUSING AUTHORITY

MINUTES
TUESDAY, JUNE 3, 2025

The City Council of the City of Milpitas convened in a Joint Meeting of the Milpitas City Council and Housing Authority on June 3, 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 7:01 PM. Roll Call was taken by City Clerk Guzzetta.

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

ABSENT: None

AB 2449

- 1. Consider Councilmember Evelyn Chua's Request to Appear Remotely Pursuant to AB 2449 and Authorize the Council to Accept Public Comments Remotely at the June 3, 2025, Meeting of the Milpitas City Council (Staff Contact: Christopher Creech, Acting City Attorney, 408-586-3040; and Suzanne Guzzetta, City Clerk, 408-586-3001)**

Acting City Attorney Creech reported that Councilmember Chua had requested to participate remotely under the emergency circumstances exception of AB 2449 and noted that the City Attorney's office had reviewed the circumstances and believed them to be compliant with AB 2449. He asked Councilmember Chua if anyone over 18 was present in the room with her, to which she confirmed her husband was present.

After discussion, motion: to receive disclosure from Councilmember Chua regarding the nature of the emergency or just cause circumstances and allow Councilmember Chua to appear remotely pursuant to AB2449 and to allow remote public comment at the June 3, 2025 meeting of the Milpitas City Council..

Motion/Second: Councilmember Lien / Vice Mayor Barbadillo

Motion carried by the following:

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

NOES: None

PLEDGE OF ALLEGIANCE

Vice Mayor Barbadillo led the pledge of allegiance.

INVOCATION

Mayor Montano delivered the invocation.

PUBLIC FORUM

There were the following public speakers:

1. Gunjan Utreja, Hike Queen Buddies
2. Member of Hike Queen Buddies
3. Prashanth Kumar
4. Voltaire Montemayor
5. Charles Wright

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 Code of Conduct.

APPROVAL OF AGENDA

After discussion, motion: to approve the agenda.

Motion/Second: Councilmember Lien / Councilmember Chua

Motion carried by the following:

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

NOES: None

CONSENT CALENDAR

Councilmember Lien requested to pull item C7 for discussion.

After discussion, motion: to approve the Consent Calendar, pulling Item C7 for discussion.

Motion/Second: Councilmember Lien / Councilmember Chua

Motion carried by the following:

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

NOES: None

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

Received City Council Calendar of Meetings for June 2025.

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

Approved City Council Meeting minutes of May 20, 2025.

4. **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.

5. **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.

6. **Approve Accounts Receivable Write-Offs for the Fiscal Year Ending June 30, 2025 (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Approved accounts receivable write-offs for the fiscal year ending June 30, 2025.

7. **Adopt a Resolution Expressing the City Commitment to Achieving Compliance with the Metropolitan Transportation Commission (MTC) Transit-Oriented Communities (TOC) Policy and Accept \$400,000 in MTC Grant Funding (Staff Contact: Jay Lee, Planning Director, 408-586-3077)**

Item pulled from Consent Calendar.

8. **Adopt a Resolution to Accept the Water Valves Project as Part of the Dempsey Road Water Line Replacement, Project Nos. 7110 and 7118, and Authorize the City Engineer to File a Notice of Completion and Issue a Notice of Final Acceptance After the One-Year Warranty (Staff: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

(1) Adopted **Resolution No. 9420** to accept the Water Valves Project as part of the Dempsey Road Water Line Replacement, Project Nos. 7110 and 7118; and (2) Authorized the City Engineer to file a Notice of Completion and issue a Notice of Final Acceptance after the one-year warranty.

9. **Adopt a Resolution to Accept the 2024 Annual Street Pavement Restriping Project, CIP No. 4295 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. 9421** to grant acceptance of 2024 Annual Street Pavement Restriping Project, CIP No. 4295, and authorize the City Engineer to file a Notice of Completion and issue a Notice of Final Acceptance after the one-year warranty.

10. **Authorize the City Manager to Amend Agreements with BrightView Landscape Services, Inc. for Park and Facilities Landscaping Services (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111; and Christian Di Renzo, Public Works Director, 408-586-2602)**

Authorized the City Manager, or designee, to amend the Agreements with Brightview Landscape Services, Inc. for Park and Facilities Landscaping Services to (1) extend the terms of the Agreements through September 30, 2026, (2) increase vendor compensation by 2.5%, and (3) add \$80,000 to the Facilities Landscaping Agreement for a revised maximum compensation of \$661,300 to cover the price increase, extended term, and as-required repairs, subject to the appropriation of funds.

11. **Receive an Update on the Water Main Repairs on Curtis Avenue and Yosemite Drive and Determine that the Condition Constitutes an Emergency (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602)**

(1) Received an update on the Water Main Repairs on Curtis Avenue and Yosemite Drive; and (2) Determined by a four-fifths vote that the condition constitutes an emergency.

PUBLIC HEARINGS

12. **Conduct a Public Hearing and Adopt a Resolution Confirming the Assessment and Ordering the Levy for the Landscaping and Lighting Maintenance Assessment District No. 95-1 - McCarthy Ranch in Fiscal Year 2025-26 (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Interim City Manager Santana introduced the item, noting that the presentation would be for both Items 12 & 13. City Engineer Silveira presented the report.

Mayor Montano opened the public hearing.

There were the following public speakers:

1. Voltaire Montemayor

Mayor Montano closed the public hearing.

After discussion, motion: to (1) Conduct a public hearing; and (2) Adopt **Resolution No. 9422** confirming the assessment and ordering the levy for Landscaping and Lighting Maintenance Assessment District No. 95-1 McCarthy Ranch in Fiscal Year 2025-26.

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

13. **Conduct a Public Hearing and Adopt a Resolution Confirming the Assessment and Ordering the Levy for the Landscaping and Lighting Maintenance Assessment District No. 98-1, Sinclair Horizon in Fiscal Year 2025-26 (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Mayor Montano opened the public hearing. There being no public comment, she closed the public hearing.

After discussion, motion: to (1) Conduct a public hearing; and (2) Adopt **Resolution No. 9423** confirming the assessment and ordering the levy for Landscaping and Lighting Maintenance Assessment District No. 98-1, Sinclair Horizon in Fiscal Year 2025-26..

Motion/Second: Councilmember Lien / Vice Mayor Barbadillo

Motion carried by the following:

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

NOES: None

14. Conduct a Public Hearing and Adopt Resolutions to Approve the Fiscal Year 2025-26 Proposed Operating Budget for the City of Milpitas and the Milpitas Housing Authority, Approve the Fiscal Year 2025-26 Gann Appropriations Limit, Authorize Various Financial Actions, Fiscal Policies and Budget Guidelines, and Amend the Classification Plan for Alignment with the FY 2025-26 Proposed Operating Budget, the Minimum Wage Increase, and Salary Schedules Consistent with Previous Council Action (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)

Interim City Manager Santana introduced the item. Finance Director Cofresí-Howe and Budget Manager Vurich presented the report.

Mayor Montano opened the public hearing.

There were the following public speakers:

1. Voltaire Montemayor

Mayor Montano closed the public hearing.

Mayor Carmen Montano opened by praising staff for presenting a balanced budget and emphasized the importance of teamwork and long-term financial planning. Councilmember Evelyn Chua echoed this appreciation and highlighted the progress made in addressing the short-term deficit, while urging continued work on the City's structural budget challenges. Councilmember Hon Lien also commended the effort but cautioned against complacency, emphasizing the need to eliminate the projected five-year deficit.

Councilmember William Lam sought clarification on a \$200,000 discrepancy in expenditure figures. Alice Vurich, Budget Manager, explained it was due to two one-time initiatives added after the May 13 study session: expansion of the Milpitas Youth Force Program and a college internship pilot.

Vice Mayor Garry Barbadillo offered a comprehensive recap of the City's shift from a projected \$28.5 million deficit to a balanced budget, emphasizing the role of cost reallocation, recurring reductions, and the use of \$5.1 million in one-time funds. He questioned the long-term impact of relying on non-recurring revenues. Interim City Manager Deanna Santana responded that the one-time funds had been strategically used, with most items already authorized by Council, and confirmed that \$3.4 million in true recurring reductions would carry into future years. She noted staff would return with long-term strategies to improve fiscal sustainability.

Staff was directed to continue monitoring future deficits, prepare for mid-cycle updates, and develop proposals for sustainable revenue and cost management. Council expressed satisfaction with the current budget but emphasized the importance of long-term planning.

After discussion, motion: to Adopt the following Resolutions: (a) **Resolution No. 9424** a Joint Resolution of the City Council and Milpitas Housing Authority to approve the Fiscal Year 2025-26 Proposed Operating Budget for the City of Milpitas and the Milpitas Housing Authority, approve the Fiscal Year 2025-26 Gann Appropriations Limit, Fiscal Policies and Budget Guidelines and authorizing various financial actions by the City Manager, including Approving and Authorizing the Execution of Various Contracts and Payments over \$100,000; (b) **Resolution No. 9425** Amending Resolution No. 1626, the Classification Plan, to authorize additional positions and amend budgeted allocated positions; (c) **Resolution No. 9426** Amending Resolution No. 1626, the Classification Plan, to adjust the hourly rate ranges for classifications due to a minimum wage increase pursuant to Ordinance No. 292; (d) Adopted **Resolution No. 9427** Amending Resolution No. 1626, the Classification Plan of Unrepresented Management Employees and Authorizing Fringe Benefits; (e) **Resolution No. 9428** Amending Resolution No. 1626, the Classification Plan, to adjust the Salary Schedules for

various classifications to align with the current memorandums of understandings (MOUs).

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

15. Conduct a Public Hearing and Adopt a Resolution Approving the Proposed 2026-2030 Capital Improvement Program (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)

Interim City Manager Santana presented the report. CIP Manager Eam presented the report. He was joined by Public Works Director Di Renzo and City Engineer Silveira.

Mayor Montano opened the public hearing

There were the following public speakers.

1. Voltaire Montemayor

Mayor Montano closed the public hearing.

After discussion, motion: to (1) Conduct a public hearing and adopt **Resolution No. 9429** approving the 2026-2030 Capital Improvement Program; and (2) Approve a budget appropriation of \$50,000 from the Midtown Park Fund to fund Amendment No. 1 to the Professional Service Agreement with Padres Associates, Inc. for Phase 2 Environmental Site Assessment at 230 N. Main Street.

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

16. Conduct a Public Hearing to Adopt the 2025-2030 Consolidated Plan, Adopt the 2025-2026 Annual Action Plan, and Approve the Community Development Block Grant Allocations for 2025-2026 (Staff Contact: Sarah Balcha, Acting Housing Official, 408-586-3222)

Interim City Manager Santana introduced the item. Housing Administrative Analyst Michelle Silva presented the report.

Mayor Montano opened the public hearing.

There were the following public speakers:

1. Marina Sanchez

2. Jonathan Dair

3. Cathy Weselby

4. Yolie Garcia

5. Carole Conn

6. Georgia Bacil

7. Voltaire Montemayor

8. Melanie Faure

Mayor Montano closed the public hearing.

Mayor Carmen Montano initially proposed reallocating \$50,000 from the microenterprise program to Rebuilding Together Silicon Valley to support local senior home repairs. Councilmember Hon Lien asked for clarification on whether Rebuilding Together had already received funding. Michelle Silva, Housing Administrative Analyst II, confirmed the organization had been allocated \$385,000 at the May 6 Council meeting from a different CDBG funding source. With this clarification, the Mayor withdrew her recommendation.

Councilmember Lien then advocated for funding Hope for the Unhoused Milpitas, praising their weekly outreach services. Housing Administrative Analyst II Silva explained that although the organization was previously allocated \$5,000, they had been unable to meet the City's insurance requirements, preventing execution of an agreement. Assistant City Manager Matt Cano added that staff would assist the group to help them qualify in a future funding cycle.

Councilmember Evelyn Chua moved to approve staff's recommendations; the motion was seconded by Vice Mayor Garry Barbadillo.

Councilmember William Lam asked to add a comment before the vote. He voiced support for the recommendation, but asked to include direction to conduct biannual audits of grant recipients. Housing Administrative Analyst II Silva explained that the City already performs quarterly monitoring as part of the reimbursement process, with an annual formal monitoring process at year's end. She confirmed that the City takes corrective actions upon identifying concerns. Following this response from staff, Councilmember William Lam did not request that the biannual audits be added to the recommendation.

After discussion, motion: to adopt the 2025-2030 Consolidated Plan; adopt the 2025-2026 Annual Action Plan with recommended allocation amounts; authorize the City Manager, or designee, to make any necessary changes to the 2025-2030 Consolidated Plan and 2025-2026 Annual Action Plan as needed to comply with CDBG submission guidelines and execute necessary forms and certifications for submission; and authorize the City Manager, or designee, to execute CDBG agreements with the approved subrecipients, and amend the CDBG agreements as needed to comply with CDBG guidelines.

Motion/Second: Councilmember Chua / Vice Mayor Barbadillo

Motion carried by the following:

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

NOES: None

ITEMS PULLED FROM CONSENT CALENDAR

7. **Adopt a Resolution Expressing the City Commitment to Achieving Compliance with the Metropolitan Transportation Commission (MTC) Transit-Oriented Communities (TOC) Policy and Accept \$400,000 in MTC Grant Funding (Staff Contact: Jay Lee, Planning Director, 408-586-3077)**

Interim City Manager Santana introduced the item. Planning Director Lee presented the report.

There were the following public speakers:

1. Anil Babbar
2. Voltaire Montemayor

Members of the City Council expressed concern regarding the lack of clarity in the proposed resolution to adopt elements of the Metropolitan Transportation Commission (MTC) Transit-Oriented Communities (TOC) policy. There was particular focus on the potential future obligations that might arise from accepting technical assistance and a \$400,000 grant tied to the policy.

Councilmember Lien expressed concern about the potential obligations associated with the \$400,000 grant and suggested additional time to engage with the MTC for clarification. She asked if the grant aligns with Milpitas' transportation goals, the risks that might be involved in accepting it, and if accepting it would limit future city land use actions. Councilmember Lien suggested that additional time may be needed to engage with MTC to clarify these concerns.

Interim City Manager Deanna Santana acknowledged the concerns and explained that the resolution was needed to meet a July 1, 2025 MTC deadline. She noted it was intentionally broad to preserve flexibility while the City continues working with MTC, and emphasized that detailed implementation strategies would be presented to the Council at a later date.

Vice Mayor Barbadillo questioned the connection between the grant and the overall MTC policy, highlighting the need for a clearer understanding of any catch or future obligation due to the MTC's policy guideline. He queried if the technical assistance and the accompanying \$400,000 grant could result in expectations that the city's plans conform to MTC's policies.

Councilmember Chua raised questions about the historical context of grants from MTC, asking if this process, which seemed to obligate the city possibly to conform to MTC's overarching policies, was unprecedented. She shared concerns about pressure to comply within a specific timeline, and whether acceptance of the grant could gradually obligate the City to increase residential densities or otherwise reduce its planning autonomy.

Planning Director Lee clarified that the resolution would enable the City to receive technical assistance without committing to full TOC policy compliance or incurring financial obligations, explaining that the grant's scope is limited to studying increased commercial density near the BART station and parking policies to support transportation demand management.

The City Council expressed consensus on the need for written clarification from MTC to ensure that no hidden conditions were attached to the grant that could affect future decision-making. The Council emphasized the importance of preserving local land use authority while continuing to explore partnership opportunities.

As a result, the council decided to defer the decision on adopting the resolution. Councilmember Lam made a motion to continue the item to the June 17, 2025, City Council meeting to allow time for further dialogue with MTC. The motion was seconded by Vice Mayor Barbadillo with staff directed to engage with MTC and return with written clarifications regarding the scope of the grant and any future policy implications.

Motion/Second: Councilmember Lam / Vice Mayor Barbadillo

Motion carried by the following:

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

NOES: None

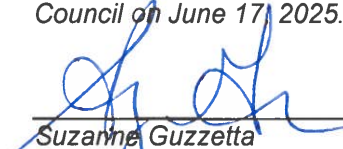
ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

Council Member Chua invited everyone to attend the Filipino American flag raising event on June 14th at 2 pm at Cesar Chavez Plaza.

ADJOURNMENT

Mayor Montano adjourned the meeting at 10:00 PM.

The foregoing minutes were approved by the Milpitas City Council on June 17, 2025.



Suzanne Guzzetta
Milpitas City Clerk