



REGULAR MEETING OF THE MILPITAS CITY COUNCIL

MINUTES
TUESDAY, AUGUST 19, 2025

The City Council of the City of Milpitas convened in a Regular Meeting of the Milpitas City Council on August 19, 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 6:00 PM. Roll Call was taken by City Clerk Guzzetta.

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

ABSENT: None

Acting City Attorney Creech briefed the City Council on the Closed Session items. The City Council adjourned to Closed Session at 6:02 PM.

ADJOURN TO CLOSED SESSION

(a) CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6

Agency's Designated Representative(s): Rick Bolanos, Liebert Cassidy Whitmore

Employee Organization(s): Professional and Technical Employees, Mid-Management and Confidential Employees, Milpitas Employees Association, Unrepresented Employees

CLOSED SESSION ANNOUNCEMENT:

The City Council reconvened at 7:00 PM.

Acting City Attorney Creech had nothing to report out.

PLEDGE OF ALLEGIANCE

Scout Troop 92 from St Olive Ministries presented the colors and led the pledge of allegiance.

INVOCATION

Councilmember Lam presented the invocation.

PRESENTATIONS

Mayor Montano presented a proclamation in recognition of Women's Equality Day to representatives from HikeQueen Buddies.

PUBLIC FORUM

There were the following public speakers:

1. Voltaire Montemayor
2. Priti, HikeQueen Buddies

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

Vice Mayor Barbadillo read the City Council Code of Conduct.

APPROVAL OF AGENDA

After discussion, motion: to approve the agenda.

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

CONSENT CALENDAR

Motion/Second: Vice Mayor Barbadillo / Councilmember Chua

Vote: 5-0

There were no public speakers.

After discussion, motion: to approve the consent calendar.

Motion/Second: Vice Mayor Barbadillo / Councilmember Chua

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 August and September 2025.

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

Approved City Council Meeting minutes of June 26 and July 1, 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. Adopt a Resolution Extending the Memoranda of Understanding Between the City of Milpitas and Milpitas Professional and Technical Group and the Milpitas Employees Association (Staff Contact: Kelli Parmley, Human Resources Director, 408-586-3086)

(1) Adopted **Resolution No. 9446** extending the Memorandum of Understanding between the City of Milpitas and Milpitas Professional and Technical Group (ProTech) from July 1, 2025 to June 30, 2026, with a 3% wage increase retroactive to July 1, 2025, a one-time, lump sum, non-pensionable payment of \$2,450, and incorporating previous Side Letter Agreements regarding Holiday Break, Temporary Staffing Services and Compassionate Leave, as well as a Unit Modification Agreement regarding the Payroll Specialist classification; and (2) Adopted **Resolution No. 9447** extending the Memorandum of Understanding between the City of Milpitas and Milpitas Employees Association (MEA) from July 1, 2025 to June 30, 2026, with a 3% increase wage increase retroactive to the first full pay period in July, a one-time, lump sum, non-pensionable payment of \$2,450, and incorporating previous Side Letter Agreements regarding Overtime, Temporary Staffing Services and Standby Assignment; and (3) Amend the All Job Classifications/Salary Table in Alignment with the proposed Extensions of Memoranda of Understanding.

6. Approve the Final Map, Tract No. 10643; and Approve and Authorize the City Manager, or Designee, to Execute the Subdivision Improvement Agreement between the City of Milpitas and Toll West Coast, LLC for a Residential Project at 1905 Tarob Court (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)

(1) Approved the Final Map, Tract No. 10643, including all offers of dedications as stated and depicted on the final map upon completion and acceptance of improvements; and (2) Approved and authorized the City Manager, or designee, to execute the Subdivision Improvement Agreement between the City of Milpitas and Toll West Coast, LLC, which will be guaranteed by bonds or similar securities to be posted by the Toll West Coast LLC in the amount of \$2,718,000.

7. Consider a Fee Waiver Request from Saint Elizabeth Church (Staff Contact: Renee Lorentzen, Recreation and Community Services Director, 408-586-3409)

Approved a fee waiver request of \$1,083.67 for the St. Elizabeth Church Family Festival at the St. Elizabeth Church Parking Lot on September 21, 2025.

PUBLIC HEARINGS

8. Introduce Ordinance No. 65.155 to Adopt by Reference the 2025 California Building Codes with Amendments (Staff Contact: Bill Tott, Building Official, 408-586-3263)

Interim City Manager Santana introduced the item. Building Official Tott presented the report.

Mayor Montano opened the public hearing.

There were the following public speakers:

1. Voltaire Montemayor

Mayor Montano closed the public hearing.

Vice Mayor Barbadillo asked about the main changes in the new codes. Building Official Tott explained that the baseline standards for energy efficiency and green building had been raised significantly, particularly in areas related to electrification and reducing carbon footprint.

Councilmember Lam inquired about the impact on gas appliances in new single-family homes. The Building Official clarified that while gas appliances would still be allowed, the new energy efficiency standards would make it difficult for standard gas-fired water heaters to meet the requirements.

Acting City Attorney Creech read the title of the ordinance.

After discussion, motion: to waive the first reading beyond the title and introduce **Ordinance No.65.155** amending Chapters 3, 3.5, 4, 5, 6,7,10,11,14,16,19, and 150 of Title II of the Milpitas Municipal Code relating to adopting by reference the 2025 California Building Code, 2025 California Residential Code, 2025 California Mechanical Code, 2025 California Electrical Code, 2025 California Plumbing Code, 2025 California Energy Code, 2025 California Green Building Standards Code, 2025 California Wildland Urban Interface Code, 2025 California Existing Building Code, 2025 California Historical Building Code, 2025 Referenced Standards Code, 2024 International Property Maintenance Code, and 2024 International Swimming Pool and Spa Code, with amendments. .

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

9. Introduce Ordinance No. 113.27 to Adopt by Reference the 2025 Edition of the California Fire Code with Certain Local Amendments (Staff Contact: Arthur Belton, Deputy Chief/Fire Marshal, 408-586-3384)

Interim City Manager Santana introduced the item. Deputy Fire Chief/Fire Marshal Belton presented the report.

Mayor Montano opened the public hearing.

There were the following public speakers:

1. Voltaire Montemayor

Mayor Montano closed the public hearing.

Deputy Fire Chief / Fire Marshal Belton responded to questions from the City Council.

Acting City Attorney Creech read the title of the ordinance.

After discussion, motion: to waive the first reading beyond the title and introduce **Ordinance No. 113.27** to adopt by reference the 2025 Edition of the California Fire Code, to be enacted as Chapter 300, Title V of the Milpitas Municipal Code, with certain local amendments.

Motion/Second: Councilmember Lien / Vice Mayor Barbadillo

by the following:

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

NOES: None

LEADERSHIP AND SUPPORT SERVICES

- 10. Award a Contract and Authorize the City Manager, or Designee, to Negotiate and Execute an Agreement with MaintStar Inc. for a Land Management and Permitting Solution and Agreement with DATA CLIMB, LLC for Project Management Services in Support of the Land Management and Permitting Solution Implementation (Staff Contact: Luz Cofresi-Howe, Finance Director, 408-586-3111; and Daniel Nam, Information Technology Director, 408-586-2712)**

Interim City Manager Santana introduced the item. Information Technology Director Nam presented the report.

There were the following public speakers:

1. Voltaire Montemayor

Councilmember Chua asked about the major benefits the new land management and permitting software would bring to the Building department, whether current processes would change with the new software, and if any features from the current Project Docs system would be kept.

Councilmember Lam raised questions regarding cost, vendor selection, and the opportunity to test the software. He expressed concern about the absence of a trial option, the selection process, and whether pricing was sufficiently negotiated. Information Technology Director Nam and Finance Director Cofresi-Howe described the evaluation process.

Vice Mayor Barbadillo asked about the services included in each contract, and IT Director Nam clarified that MaintStar's services covered implementation while Data Climb would provide short-term project management for integration.

Councilmember Evelyn Chua questioned the contract regarding the 10-year term and the exit clause. Acting City Attorney Creech explained that typical city software contracts include provisions allowing the city to terminate for convenience or non-appropriation by the city council, providing flexibility to end the contract if needed, while vendors are usually locked in for the longest agreed period to secure pricing and terms.

Mayor Montano highlighted the importance of improving the city's permitting process to streamline operations and support economic development.

After discussion, motion: to award a contract and authorize the City Manager, or designee, to negotiate and execute (1) a Software License and Professional Services Agreement with MaintStar Inc. for a Land Management and Permitting Solution, including related professional services, for an initial four-year term and up to two three-year options to extend the term of the Agreement for a total of 10 years, a maximum compensation of \$650,000 for the initial four-year term and an estimated \$1,571,000 for the full 10 years, and a 10% contingency, subject to the appropriation of funds; and (2) a Professional Services Agreement with DATA CLIMB LLC for Project Management Implementation Services for the Land Management and Permitting Solution for an initial term of two years, up to three one-year options to extend for a total of five years, and a maximum compensation of \$370,000 for the initial two-year term with total option year costs in amounts not to exceed \$200,000, subject to the appropriation of funds.

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

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

Mayor Montano proposed revisiting the mural selection committee process to make it more inclusive by involving all commissioners in the Arts Commission. The Council reached unanimous consensus to add the item to the prioritization list.

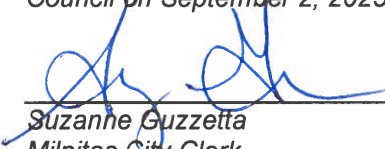
Councilmember Lam suggested holding an off-site workshop in early October to discuss and prioritize City Council goals and priorities for their terms. There was unanimous support to add the item to the prioritization list.

Vice Mayor Barbadillo proposed issuing a proclamation to thank and recognize the city of Dagupan, Philippines, following his visit there as part of the sister city program in April. There was unanimous support for the request.

ADJOURNMENT

Mayor Montano adjourned the meeting at 8:35 PM.

The foregoing minutes were approved by the Milpitas City Council on September 2, 2025.



Suzanne Guzzetta
Milpitas City Clerk