



SPECIAL MEETING OF THE MILPITAS CITY COUNCIL

MINUTES

TUESDAY, OCTOBER 28, 2025

The City Council of the City of Milpitas convened in a Special Meeting of the Milpitas City Council October 28, 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 5:31 PM. Roll Call was taken by City Clerk Guzzetta.

PRESENT: Mayor Montano, Vice Mayor Barbadillo (5:34 PM), Councilmember Chua, Councilmember Lam, Councilmember Lien

ABSENT: None.

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

There were no public comments and the Council adjourned to closed session at 5:33 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

(b) PUBLIC EMPLOYEE EMPLOYMENT AND RESIGNATION

Pursuant to California Government Code Section 54957(b)(1)

Position: Interim City Manager

CLOSED SESSION ANNOUNCEMENT:

The City Council reconvened at 7:17 PM. Acting City Attorney Creech reported that there was nothing to report out of closed session at this time.

PLEDGE OF ALLEGIANCE

Councilmember Lam led the Pledge of Allegiance.

INVOCATION

Councilmember Chua provided the invocation.

PRESENTATIONS

Mayor Montano, joined by the Milpitas City Council, presented proclamations in recognition of Fire Prevention Week, Hindu American Awareness and Appreciation Month, California Clean Air Day, and Breast Cancer Awareness Month.

PUBLIC FORUM

There were no public speakers.

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

Councilmember Lien read the Milpitas City Council Code of Conduct.

APPROVAL OF AGENDA

Assistant City Manager Matt Cano requested that agenda item C5 be deferred to the following week due to new information requiring adjustments to the agenda report.

After discussion, motion: to approve the agenda, continuing Item C5 to the November 4, 2025, City Council Meeting.

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

CONSENT CALENDAR

There were no public comments.

After discussion, motion: to approve the Consent Calendar item C1-C4.

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

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

Received City Council Calendar of Meetings for November 2025.

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

Approved City Council Meeting minutes of October 2, 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. Authorize the City Manager, or Designee, to Execute an Amendment to the Agreement with NJ Associates for Architectural Services (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602)

Continued to November 4, 2025.

PUBLIC HEARINGS

6. Adopt the Gateway-Main Street Specific Plan and Certify the Associated Subsequent Environmental Impact Report (Staff Contact: Jay Lee, Planning Director, 408-586-3077)

Assistant City Manager Cano introduced the item. Planning Director Lee presented the report, joined by Ascent Environmental Consultants Christine Babla and Claudia Watts, Economic Development and Strategic Initiatives Director Andrade, and Recreation and Community Services Director Lorentzen.

Mayor Montano opened the public hearing.

There were the following public speakers:

1. Manuel Salazar from SV@Home

Mayor Montano closed the public hearing.

Councilmember Chua commended the implementation team and was enthusiastic about the public arts installations and ongoing projects on Main Street.

Mayor Montano emphasized that the plan was overdue, noting discussions dating back to when she was on the Planning Commission in 1996. She stressed the importance of mixed-use development and providing incentives for businesses to invest in the area. She asked about Floor Area Ratio (FAR) incentives, connectivity between Abel Street and Main Street through a paseo, and the timing of impact fees. The Mayor also expressed concern about missed opportunities to collect impact fees from developments already underway.

Planning Director Lee clarified that the FAR bonuses were beyond baseline maximums and that projects could be 100% commercial or mixed-use. He noted that the plan identifies areas where greenways and paseos would be desirable as redevelopment occurs. Regarding impact fees, he explained that while citywide impact fees exist, the nexus study is required to establish area-specific fees that would directly benefit the specific plan area.

Vice Mayor Barbadillo emphasized the importance of uniformity in implementing improvements along Main Street, hoping to see consistency from Highway 880 to the library.

Councilmember Lien asked about shared parking arrangements, and Director Lee explained that the plan identifies strategic locations for public parking spread throughout the area to minimize walking distances.

Acting City Attorney Creech read the title of the ordinance aloud.

After discussion, motion: to (1) Adopt **Resolution No. 9452** to approve Specific Plan Amendment SP20-0002 to adopt the Gateway-Main Street Specific Plan, (2) Approve a Zoning Map and Text Amendment ZA25-0002 and introduce **Ordinance No. 38.859** to amend the Zoning Ordinance and Zoning Map to establish new Specific Plan boundaries, zoning districts, and zoning regulations, (3) Waive the reading of the ordinance beyond the title; and (4) Adopt **Resolution No. 9453** to adopt General Plan Amendment GP25-0002 to amend the Land Use Element Map; and (4) Certify the Subsequent Environmental Impact Report (EIR) to the Milpitas 2040 General Plan EIR for the Gateway-Main Street Specific Plan.

Motion/Second: Councilmember Chua / Mayor Montano

Motion carried by the following:

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

NOES: None

COMMUNITY DEVELOPMENT

7. Receive a Presentation on the Work Completed on the Milpitas Gateway-Main Street Sense of Place Plan and Provide Comments to Staff (Staff Contact: Jay Lee, Planning Director, 408-586-3077)

Assistant City Manager Cano introduced the item. Planning Director Lee and Principal Planner Van Hua presented the report, joined by Thule Design Group Consultant Anjulie Palta.

From the selections presented, Council members provided feedback on their preferences:

- For streetscape design, all members preferred Option 1 (Expanded Edge)
- For the palette, the Council preferred Option 2 (Playful and family-friendly) for its vibrant colors

Councilmembers provided the following local insights:

- Councilmember Lien emphasized making Main Street a vibrant, family-oriented place where different cultures can be showcased and history preserved.
- Councilmember Chua stressed making it a destination place that would attract businesses and create a place for families to enjoy.
- Councilmember Lam suggested potentially organizing the street by cultural sections, with areas dedicated to Indian, Chinese, and Vietnamese businesses.
- Mayor Montano requested historical lighting, murals depicting diversity and history, more flowers and trees, planter boxes, trash bins, sidewalk enhancements such as mosaic tiles, and businesses like ice cream shops and coffee shops.

There were no public speakers.

LEADERSHIP AND SUPPORT SERVICES

8. Adopt a Resolution Approving the City of Milpitas Investment Policy for Fiscal Year 2025-26 (Staff Contact: Luz Cofresí-Howe, Director of Finance, 408-586- 3111)

Finance Director Cofresí-Howe presented the report.

There were no public speakers.

Councilmember Lam asked about the management of investments and the fees paid to investment advisors. Finance Director Cofresí-Howe explained that the city contracts with Chandler Investments for its general portfolio and PFM Assets for the Section 115 trust. She noted that both contracts will expire in spring 2026, and an RFP process is underway.

Councilmember Lam expressed concern about the return on investment rate of 3.84% for the general portfolio, suggesting it should be higher. Finance Director Cofresí-Howe emphasized that return is the third priority after safety and liquidity, but agreed to discuss this further with Councilmember Lam.

After discussion, motion: to adopt **Resolution No. 9454** approving the City of Milpitas Investment Policy for FY 2025-26..

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

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

Assistant City Manager Matt Cano announced the Dia de Muertos 5K and Wellness Fair on Saturday, November 1, from 9 AM to 12 PM at Gill Park and the Milpitas Community Theater's production of "James and the Giant Peach" running November 6-9.

Councilmember Lam expressed concern about the upcoming priority meeting scheduled for the next council meeting, suggesting that more time might be needed for discussion than the scheduled one hour. After discussion, the Council agreed to maintain the original 5 PM start time, failing to come to consensus on his request (Noes: Barbadillo, Chua, Lien, Montano).

Vice Mayor Barbadillo proposed installing defibrillators on city properties, noting a recent emergency at an event he attended with Councilmember Lam where a defibrillator could have made a difference. The Council unanimously supported adding the item to the priority list.

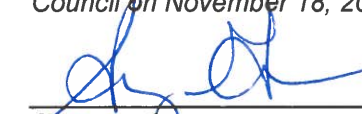
Councilmember Chua thanked the Milpitas Unified School District and the Economic Development Team for a successful Manufacturing Day event.

Mayor Montano echoed appreciation for the Manufacturing Day event, noting she had attended the morning session and found it valuable for students.

ADJOURNMENT

Mayor Montano adjourned the meeting at 9:45 PM.

The foregoing minutes were approved by the Milpitas City Council on November 18, 2025.



Suzanne Guzzetta
Milpitas City Clerk