



JOINT MEETING OF THE MILPITAS CITY COUNCIL AND HOUSING AUTHORITY

MINUTES

TUESDAY, DECEMBER 2, 2025

The City Council of the City of Milpitas convened in a Joint Meeting of the Milpitas City Council and Housing Authority on December 2, 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 5:00 PM. Roll Call was taken by City Clerk Guzzetta.

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

ABSENT: None

ADJOURN TO CLOSED SESSION

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

There were no public comments.

The City Council adjourned to Closed Session at 5:02 PM.

(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 APPOINTMENT AND HIRING

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

Employee Position: City Manager

(c) PUBLIC EMPLOYEE APPOINTMENT AND HIRING

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

Employee Position: City Attorney

CLOSED SESSION ANNOUNCEMENT:

The City Council reconvened at 7:15 PM.

Acting City Attorney Creech had nothing to report from Closed Session.

PLEDGE OF ALLEGIANCE

Milpitas Rotary Club Scout Troop 163 presented the colors and led the Pledge of Allegiance.

INVOCATION

Mayor Montano provided the invocation.

PRESENTATIONS

Economic Development Coordinator Thomas spoke about Manufacturing Day and presented a video from the event. Mayor Montano and the City Council presented commendations in recognition of Manufacturing Day participants.

PUBLIC FORUM

There were the following public speakers:

1. Dale Scott
2. Lili
3. Chwinn Cosgrove
4. Adele Wang
5. Ed Ackerman
6. Jay West
7. Ju Young
8. Alex
9. 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

Vice Mayor Barbadillo read the City Council Code of Conduct.

APPROVAL OF AGENDA

Interim City Manager Santana requested that item C6 regarding the Rent Review Board be deferred until December 16th

After discussion, motion: to approve the agenda with Item C6 deferred to December 16..

Motion/Second: Vice Mayor Barbadillo / Councilmember Chua
by the following:

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

NOES: None

CONSENT CALENDAR

Councilmember Chua requested to pull item C9 (Hammond Way Streetlight Project), and Councilmember Lien requested to pull item C10 (Kiwaniis Crab Feed).

There were no public speakers.

After discussion, motion: to pull Items C9 and C10 and approve the Consent Calendar.

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 December 2025.

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

Approved City Council Meeting minutes of October 21 and 24, 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 City Council Meeting Schedule for 2026 (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)

Approved the 2026 Milpitas City Council meeting schedule, with any changes requested at the City Council meeting.

6. Consider Recommendations from Mayor Montano for Appointments to Rent Review Board (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)

Deferred to December 16, 2025 City Council Meeting.

7. Adopt a Resolution Delegating Authority to the City Manager or Designee to Approve and Execute Project-Related Documents and Urgent Administrative Items during the City Council Winter Recess (Staff Contact: Matt Cano, Assistant City Manager, 408-586-3012)

Adopted **Resolution No. 9458** delegating authority to the City Manager, or their designee, to approve and execute project-related documents, including contract documents, and urgent administrative items during the City Council and City of Milpitas Housing Authority winter recess from after the last City Council meeting held on December 16, 2025 through January 13, 2026.

8. Adopt a Resolution Approving the Extension of the Memorandum of Understanding between the City of Milpitas and the Milpitas Mid-Management and Confidential Unit (Mid-Con) Covering the Period of July 1, 2025 through June 30, 2026 (Staff Contact: Kelli Parmley, Human Resources Director, 408-586-3086; Luz Cofresí-Howe, Finance Director, 408-586-3111)

Adopted **Resolution No. 9459** to: (1) approve the extension of the Memorandum of Understanding between the City of Milpitas and the Milpitas Mid-Management and Confidential Unit (Mid-Con) covering the period of July 1, 2025 through June 30, 2026; (2) amend the Classification Plan; and (3) amend the adopted, amended FY 2025-26 Operating Budget by authorizing necessary financial and personnel actions to implement the Mid-Con Memorandum of Understanding extension.

9. **Adopt a Resolution to Conduct a Solar Streetlight Pilot Project, Approve a Cooperative Purchase Agreement with Fonroche Lighting America, and Approve Budget Appropriation for Hammond Way Streetlight Project, CIP No. 4301 (Staff: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Item Pulled from Consent Calendar.

10. **Consider Fee Waiver Request from Kiwanis Club of Milpitas for the 22nd Annual Crab Feed (Staff Contact: Renee Lorentzen, Recreation and Community Services Director, 408-586-3409)**

Item pulled from Consent Calendar.

11. **Approve the Parks and Recreation and Community Services Programs Donation for a Memorial Bench in Honor of Segundo Cacao (Staff Contact: Renee Lorentzen, Recreation and Community Services Director, 408-586-3409)**

Approved the Parks and Recreation Donation for a Memorial Bench for Segundo Cacao at Strickroth Park.

PUBLIC HEARINGS

12. **Hold a Public Hearing on an Appeal of the Planning Commission's Decision to Approve Associated Planning Entitlements for a New Industrial Building at 1000 Gibraltar Drive (Staff Contact: Jay Lee, Planning Department, 408-586-3077)**

Planning Director Lee introduced the item and Senior Planner Phung presented the staff report.

Mayor Montano opened the public hearing.

Grace Holbrook, representing the appellant, provided a presentation detailing the basis of the appeal.

There was the following public speakers:

1. Doug Chesshire
2. Luis Arguello
3. Alejandro Martinez
4. Jose Mexicano
5. Bryan Shields
6. Manny Zendejas
7. Estevan Ornelas
8. Anthony Cao
9. Danny Mangan
10. Frank Austin
11. Doug Bloch
12. Matthew Martinez
13. Jose Arriaga
14. Voltaire Montemayor
15. Enrique Arguello
16. Oscar Jimenez

Alex Merritt and Liz Class spoke on behalf of the applicant, along with Steve Beauchamp from Panattoni Development Company, applicant, responded to the appeal.

Both the appellant and applicant presented closing remarks.

Mayor Montano closed the public hearing.

Councilmember Chua disclosed meeting with the applicant then asked for clarification about the impervious surface increase and stormwater management plans. Staff confirmed that modern requirements would result in better site conditions than currently exist.

Mayor Montano expressed support for the project, emphasizing the benefits of job creation, the reduction of homelessness in the area, and potential sales tax revenue that could enhance public infrastructure.

Vice Mayor Barbadillo raised questions about the concerns of the appeal.

After discussion, motion: to (1) Determine that the Addendum to the 1000 Gibraltar Drive Final Environmental Impact Report (State Clearinghouse No. 2020069024) adequately analyzes the potential environmental impacts associated with the amended project, and that the Addendum is in compliance pursuant to CEQA Guidelines §15162 and §15164; and (2) Adopt **Resolution No. 9461** denying the appeal and upholding the Planning Commission's decision to approve Site Development Permit No. SD24-0006, Environmental Assessment No. EA24-0002, and Tree Removal Permit No. TR25-0021 to remove and replace 25-ordinance sized trees, demolish all existing structures on the site including four industrial/office buildings, surface parking lots, and associated improvements, and develop a new, one-story, 487,564-square foot tilt-up concrete industrial building with office space and associated site improvements on an approximately 28.96-acre site in the M2 (Heavy Industrial) Zoning District located at 1000 Gibraltar Drive (also known as 1001 S. Milpitas Blvd).

Motion/Second: Vice Mayor Barbadillo / Mayor Montano

Motion carried by the following:

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

NOES: None

LEADERSHIP AND SUPPORT SERVICES

13. Consider Appropriating Unassigned Fund Balances or Reserves Based on the November 4, 2025 Prioritization Vote (Staff Contact: Matt Cano, Assistant City Manager, 408-586-3012)

Interim City Manager Santana introduced the item and Assistant City Manager Cano presented the report.

Councilmember Lam began by raising the Council Special Events Fund, supporting the idea and asking why it appeared on the list. After brief comment by Mayor Montano, Councilmember Lam attempted to make a motion. Acting City Attorney Creech advised that since multiple funding decisions were expected, the Council should avoid several separate motions and instead take one consolidated motion after determining which items had Council support. Assistant City Manager Cano added that he was tracking all Councilmember recommendations for later summary.

To facilitate this process, City Clerk Guzzetta suggested the Council take consensus votes on each individual item, followed by one final consolidated motion. The Council agreed, and the City Clerk conducted a consensus roll call on the \$10,000 Council Special Events Fund with unanimous support.

Discussion moved to the SMART shuttle expansion request, with Councilmember Chua clarifying the two suggested directions for expansion and explaining that the cost would depend on which route the Council selected. Councilmember Lam added additional context about mileage. Staff confirmed that

the actual cost would depend on the route and operational details and noted that Council could return to the matter at mid-year if preferred.

Councilmember Lam suggested modifying the Ring Doorbell Neighborhood Initiative to be brand-neutral and structured as a reimbursement model rather than a citywide giveaway. Councilmember Chua agreed the initiative need not be limited to specific branded products. Acting City Attorney Creech clarified that while program design changes could be explored later, the Council's action at this meeting was limited to deciding whether to allocate one-time funding and in what amount. Interim City Manager Santana cautioned that a reimbursement program would create significant administrative workload and that staff would need to return with updated cost estimates and staffing impacts if the scope were changed. Councilmember Barbadillo added that device standards may be needed to ensure usefulness for investigative purposes, and staff indicated they would bring back a revised proposal for further Council consideration if directed.

With unanimous consensus votes, the City Council allocated funding as follows:

- \$10,000 to the Council Special Event Fund
- \$60,000 to the Doorbell Camera Initiative (reduced from \$120,000)
- \$310,000 for the Main Street Police Substation
- \$200,000 to the Strategic Land Acquisition Reserve
- \$100,000 for the Storefront Crime Prevention Business Assistance (without funds from the Storefront Initiative Program)
- \$65,000 for FIFA Special Events (removing \$10,000 for Super Bowl)
- \$100,000 for Main Street Revitalization
- \$100,000 to expand the Emergency Motel Stay Program

There were the following public speakers:

1. Voltaire Montemayor

After discussion, motion: to Adopt **Resolution No. 9462** to appropriate unassigned fund balances or reserves for approved one-time funded priorities based on the November 4, 2025 prioritization vote.

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

The City Council also directed staff to bring the item back at the next City Council meeting to discuss and allocate the remaining funds.

ITEMS PULLED FROM CONSENT CALENDAR

9. **Adopt a Resolution to Conduct a Solar Streetlight Pilot Project, Approve a Cooperative Purchase Agreement with Fonroche Lighting America, and Approve Budget Appropriation for Hammond Way Streetlight Project, CIP No. 4301 (Staff: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Councilmember Chua expressed support for the solar streetlight pilot project. Mayor Montano added that residents in the area will benefit.

There were the following public speakers:

1. Voltaire Montemayor

After discussion, motion: to Adopt **Resolution No. 9460** to (1) Conduct a solar streetlight pilot project; (2) Approve and authorize the City Manager, or designee, to execute a cooperative purchase agreement with Fonroche Lighting America through a cooperative procurement contract solicited by Sourcewell, in an amount not-to-exceed \$100,712; (3) Approve a budget appropriation in the amount of \$110,000 from the Streetlight, Signage, Traffic Signal Improvements, CIP No. 3440; and (4) Authorize the Public Works Director, or designee, to negotiate and execute contract change order(s) in an aggregate amount not-to-exceed \$25,000 for Hammond Way Streetlight Project, CIP No. 4301.

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

10. Consider Fee Waiver Request from Kiwanis Club of Milpitas for the 22nd Annual Crab Feed (Staff Contact: Renee Lorentzen, Recreation and Community Services Director, 408-586-3409)

Councilmember Lien, noting her membership in Kiwanis for transparency, recused herself and left the room during this item's discussion. She explained that this is the 22nd annual Kiwanis and MUSD crab feed, where football players serve crabs, and encouraged council members to buy tickets.

There were the following public speakers:

1. Voltaire Montemayor

After discussion, motion: to approve a Fee Waiver of \$763 for the 22nd Annual Kiwanis MUSD Crab Feed and Auction at the Milpitas Community Center Auditorium on February 6, 2026.

Motion/Second: Councilmember Chua / Vice Mayor Barbadillo

Motion carried by the following:

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

NOES: None

ABSTAIN: Councilmember Lien

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

Interim City Manager Santana provided a reminder about the Town Hall meeting for Small Cell Antennas scheduled on December 9th from 6-8 PM at the Milpitas Community Center.

Councilmember Chua invited the public to the tree lighting ceremony on December 5th, featuring the first performance by the Milpitas Community Choir.

ADJOURNMENT

Mayor Montano adjourned the meeting at 10:32 PM.

The foregoing minutes were approved by the Milpitas City Council on December 16, 2025.



Suzanne Guzzetta
Milpitas City Clerk