



# REGULAR MEETING OF THE MILPITAS CITY COUNCIL



## AGENDA

TUESDAY, MAY 19, 2026

CITY COUNCIL CHAMBER, 455 E. CALAVERAS BLVD, MILPITAS, CA  
7:00 PM (PUBLIC BUSINESS)

For assistance in the following languages, you may call:

Đối với Việt Nam, gọi 408-586-2400

Para sa Tagalog, tumawag sa 408-586-3051

Para español, llame 408-586-3072

*\* To access written translation during the meeting, scan the QR Code.*

The City Council meeting is held in the City Council Chamber at City Hall, 455 E. Calaveras Blvd., Milpitas and via teleconference/Zoom webinar.

You may watch the Council meeting without providing public comment by accessing it via links here.

### **Meeting shall be livestreamed - Go to:**

Facebook: <https://www.facebook.com/CityofMilpitas/>

YouTube: <https://www.milpitas.gov/youtube>

Web Streaming: <https://www.milpitas.gov/webstreaming>

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## PUBLIC COMMENT INSTRUCTIONS

Oral public comments may only be provided live during the City Council meeting in person, unless the City Council approves remote public comment. All comments provided shall be limited to three minutes or less as determined by the Mayor. All members of the public will be limited to one comment per agenda item, and one comment for non-agenda items. Members of the public may submit written comments by email to [CityClerk@milpitas.gov](mailto:CityClerk@milpitas.gov)

The meeting will be streamed via Zoom for viewing purposes only unless the City Council approves remote public comment. To watch via Zoom, please register at:

[https://ci-milpitas-ca.gov.zoom.us/webinar/register/WN\\_E\\_5o4-21QISQ5eJ88pLkpA](https://ci-milpitas-ca.gov.zoom.us/webinar/register/WN_E_5o4-21QISQ5eJ88pLkpA)

NOTE: If a member of the public wishes to share any presentation materials for Council consideration, they must be submitted to the Clerk's Office by email to [CityClerk@milpitas.gov](mailto:CityClerk@milpitas.gov) by 12:00 p.m. on the day of the meeting. No presentations will be accepted in person in the Council Chambers.

### **MILPITAS CITY COUNCIL CODE OF CONDUCT**

- Be respectful and courteous (words, tone, and body language).
- Model civility.
- Avoid surprises.
- Praise publicly and criticize privately.
- Focus on the issue, not the person.
- Use electronic devices appropriately while on the Council dais.
- Disclose conflicts of interest and affiliations related to agenda items.
- Separate governing from campaigning.
- The Council speaks with one voice after making policy on issues.
- Respect the line between policy and administration.
- Council will hold one another accountable to comply with this Code of Conduct.

**CALL MEETING TO ORDER by Mayor and ROLL CALL by City Clerk (7:00 PM)**

**PLEDGE OF ALLEGIANCE**

**INVOCATION** (Mayor Montano)

**PRESENTATIONS**

- Asian American, Native Hawaiian, and Pacific Islander Heritage Month - May (Proclamation)
- National Police Month (Proclamation)
- Public Works Week - May 17-23, 2026 (Proclamation)

**PUBLIC FORUM**

Members of the public are invited to speak on any item that does not appear on today's agenda. Comments will be limited to three minutes or less at the Mayor's discretion. When called to speak, you are encouraged to state your name for the record. As an item not listed on the agenda, no action can be taken, however the City Council may instruct the City Manager to place the item on a future meeting agenda.

**ANNOUNCEMENT OF CONFLICT OF INTEREST AND CAMPAIGN CONTRIBUTIONS**

**READING OF THE CITY COUNCIL CODE OF CONDUCT**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR**

Consent calendar items are considered to be routine and will be considered for adoption by one motion. There will be no separate discussion of these items unless a City Councilmember, member of the audience or staff requests the Council to remove an item from (or be added to) the consent calendar. Any person desiring to speak on any item on the consent calendar should ask to have that item removed from the consent calendar.

**C1. Receive City Council Calendar of Meetings (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

Recommendation: Receive City Council Calendar of Meetings for May and June 2026.

**C2. Approve City Council Meeting Minutes (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

Recommendation: Approve City Council Meeting minutes of May 5, 2026.

**C3. Receive the Preview List of Anticipated Items for the Next Regular City Council Meeting (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

Recommendation: Receive the list of anticipated agenda items for the next regular City Council meeting.

**C4. Receive and Review the List of Agenda Items Requested by City Councilmembers (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

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

**C5. Approve a Commission Term Realignment Framework for Quarterly Appointment Cycles (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3005)**

Recommendation: Approve a Commission Term Realignment Framework as described in the agenda report establishing quarterly appointment cycles for City commissions and direct staff to implement the framework through future recruitment and appointment processes.

- C6. Authorize the City Manager, or Designee, to Execute an Agreement with the City of San José for Minimum Wage Enforcement Services, Retroactive to July 1, 2025 (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Authorize the City Manager, or designee, to execute an Agreement with the City of San José for Minimum Wage Enforcement Services, retroactive to July 1, 2025, in an amount not to exceed \$75,000, and to exercise one two-year option extension through June 30, 2030, at an additional cost not to exceed \$50,000, subject to satisfactory contractor performance and City Council appropriation of funds for the applicable fiscal years.

- C7. Adopt a Resolution Releasing Unclaimed Checks and Unclaimed Credit with a Value Less than \$15 (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Adopt a resolution authorizing the transfer to the General Fund of \$195.25 in unclaimed checks and \$10.00 in unclaimed recreation credit, in the aggregate amount of \$205.25, in accordance with City of Milpitas Standard Operating Procedure No. 26-1 and California Government Code Section 50055.

- C8. Approve Accounts Receivable Write-offs for the Fiscal Year Ending June 30, 2026 (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Approve the Accounts Receivable write-offs for the Fiscal Year ending June 30, 2026.

- C9. Authorize the City Manager, or Designee, to Negotiate and Execute Purchase Orders with L.N. Curtis and Sons for Fire Department Equipment and Supplies (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111; and Jason Schoonover, Fire Chief, 408-586-2811)**

Recommendation: Authorize the City Manager, or designee, to negotiate and execute three purchase orders with L.N. Curtis and Sons for (1) personal protective equipment (PPE) with a maximum compensation of \$500,000; (2) self-contained breathing apparatus (SCBA) equipment with a maximum compensation of \$100,000; and (3) miscellaneous firefighting equipment and rescue tools, including related supplies and accessories, with a maximum compensation of \$900,000, each for a five-year term and subject to the appropriation of funds.

- C10. Receive an Update and Approve Actions Related to the Recruitment of Public Works Division Manager – Utilities (Staff Contact: Kelli Parmley, Human Resources Director, 408-586-3086; and Christian DiRenzo, Public Works, 408-586-2603)**

Recommendation: (1) Authorize the Acting City Manager to:(a) Provide a one-time sign-on bonus in the amount of \$10,000 for the currently vacant position of Public Works Division Manager – Utilities and to execute any administrative guidelines as required to implement the bonus; and (2) Authorize the Acting City Manager, or designee, to negotiate and execute a second amendment to the agreement with waterTALENT, LLC increasing the compensation by \$126,800 for a revised total not to exceed amount of \$321,800.

- C11. Adopt a Resolution to Approve Project Plans and Specifications, Award Construction Contract to Casey Construction, Inc. for the Forcemain-B Air Release Valves Replacement Project, CIP No. 6124 (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Recommendation: Adopt a resolution to (1) Approve the project plans and specifications; (2) Award the construction contract to Casey Construction, Inc., the lowest responsible bidder submitting a responsive bid, in the amount of \$333,000; (3) Authorize the City Manager, or designee, to execute the construction contract with Casey Construction, Inc.; and (4) Establish a construction contingency of \$67,000 (20% of the contract value) and authorize the Public Works Director to negotiate and execute contract change order(s) in an aggregate amount not to exceed \$67,000 for the Forcemain-B Air Release Valves Replacement Project, CIP No. 6124.

- C12. Authorize the City Manager, or Designee, to Negotiate and Execute Agreements with Life Extension Clinics, Inc. for Annual Physical Exams and Related Services and with Emergency Physicians Associates San Jose PC for Medical Advisor for Emergency Medical Services (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111; and Jason Schoonover, Fire Chief, 408-586-2811)**

Recommendation: Authorize the City Manager, or designee, to negotiate and execute (1) a Professional Services Agreement with Life Extension Clinics, Inc. for annual physical examinations and related services with a maximum compensation of \$400,000; and (2) a Professional Services Agreement with Emergency Physicians Associates San José PC for emergency medical advisor services with a maximum compensation of \$108,838, both of which are for a five-year term and subject to the appropriation of funds.

## **PUBLIC HEARINGS**

Members of the public may be allotted up to three (3) minutes or less at the Mayor's discretion, to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of ten (10) minutes for opening statements and up to a total of five (5) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Council's consent at the meeting.

- 13. Conduct a Public Hearing and Consider Adopting an Urgency Ordinance Adding a New Section to Title XIII, Chapter B.20 of the Milpitas Municipal Code to Create a Transit-Oriented Development Overlay Zoning District to Implement Senate Bill 79 Development Standards (Staff Contact: Jay Lee, Planning Director, 408-586-3073)**

Recommendation: Conduct a public hearing and determine that the urgency ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) under Government Code Section 65912.160(c)(2) and adopt an Urgency Ordinance adding a new section to Title XIII, Chapter B.20 of the Milpitas Municipal Code to create a Transit-Oriented Development Overlay (TOD) zoning district and regulations implementing Senate Bill 79 development standards (P-ZA26-0003) with immediate effect.

- 14. Conduct a Public Hearing and Consider Introducing an Ordinance Adding a New Section to Title XIII, Chapter B.20 of the Milpitas Municipal Code to Create a Transit-Oriented Development Overlay Zoning District to Implement Senate Bill 79 Development Standards (Staff Contact: Jay Lee, Planning Director, 408-586-3073)**

Recommendation: Conduct a public hearing and determine that the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) under Government Code Section 65912.160(c)(2) and introduce an Ordinance adding a new section to Title XIII, Chapter B.20 of the Milpitas Municipal Code to create a Transit-Oriented Development Overlay (-TOD) zoning district and regulations implementing Senate Bill 79 development standards (P-ZA26-0002).

- 15. Adopt a Resolution Approving a Site Development Permit Amendment, Vesting Tentative Map, Conditional Use Permit Amendment, Density Bonus Permit, and Development Agreement for 109 Townhomes and 10 Accessory Dwelling Units at 1320 McCandless Dr. (Staff Contact: Jay Lee, Planning Director, 408-586-3077)**

Recommendation: (1) Consider the project to be categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15182 (Residential Projects Pursuant to a Specific Plan); (2) Adopt a resolution approving Site Development Permit Amendment No. P-SA25-0002, Vesting Tentative Map No. P-TM26-0001, Conditional Use Permit Amendment No. P-UA25-0003, Density Bonus Permit No. P-DB26-0001, and Development Agreement No. P-DA26-0001, subject to the attached Conditions of Approval; (3) Waive reading beyond the title and Introduce an Ordinance approving a Development Agreement between the City of Milpitas and Fields CH Owner, LLC and Milpitas – District 2 Associates, LLC.

- 16. 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 2026-27 (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Recommendation: (1) Conduct a public hearing; and (2) adopt a resolution confirming the assessment and ordering the levy for Landscaping and Lighting Maintenance Assessment District No. 95-1, McCarthy Ranch in Fiscal Year 2026-27.

- 17. 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 2026-27 (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Recommendation: (1) Open the public hearing, receive any comments, and move to close the hearing following any testimony, and (2) adopt a resolution confirming the assessment and ordering the levy for Landscaping and Lighting Maintenance Assessment District No. 98-1 - Sinclair Horizon in Fiscal Year 2026-27.

## **LEADERSHIP AND SUPPORT SERVICES**

- 18. Adopt a Resolution Appointing a Permanent City Manager (Staff Contact: Christian M. Curtis, City Attorney, 408-586-3040)**

Recommendation: (1) Adopt a resolution to appoint Willie A. Hopkins, Jr. as City Manager; (2) Approve and authorize the Mayor to execute an employment agreement on behalf of the City; and (3) Authorize the City Attorney and Acting City Manager, or designee, to take such other actions as necessary and appropriate to carry out the purpose of this appointment.

## **ANNOUNCEMENTS AND FUTURE AGENDA ITEMS**

Members of the City Council or City Manager may make brief announcements at this time. Members of the City Council may also suggest future agenda items. For future agenda items, the City Council shall not debate the topic or engage in discussion but shall simply state a “yes” or “no” as whether to move the item forward. If a majority of the City Council agrees to move the item forward, the City Manager shall place the item on a future agenda.

## **ADJOURNMENT**

### **KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions and other City agencies exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and City operations are open to the people's review. For more information on your rights under the Open Government Ordinance or to report a violation, contact the City Attorney's office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, CA 95035  
e-mail: [cao@milpitas.gov](mailto:cao@milpitas.gov) / Phone: 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website [www.milpitas.gov](http://www.milpitas.gov) by selecting the Milpitas Municipal Code link.

Materials related to an item on this agenda submitted to the City Council after initial distribution of the agenda packet are available for public inspection at the City Clerk's office at Milpitas City Hall, 3rd floor 455 E. Calaveras Blvd., Milpitas and on City website. City Council agendas and related materials can be viewed online: [www.milpitas.gov/government/council/agenda\\_minutes.asp](http://www.milpitas.gov/government/council/agenda_minutes.asp) (select meeting date)

**APPLY TO SERVE ON A CITY COMMISSION**

Commission application forms are available online at [www.milpitas.gov](http://www.milpitas.gov) or at Milpitas City Hall. Contact the City Clerk's Office at 408-586-3001 for more information.

*If you need assistance, per the Americans with Disabilities Act, for any City of Milpitas public meeting, please call the City Clerk at 408-586-3005 or send an e-mail to [CityClerk@milpitas.gov](mailto:CityClerk@milpitas.gov) prior to the meeting. You may request a larger font agenda.*