



# JOINT SPECIAL MEETING OF THE MILPITAS CITY COUNCIL, HOUSING AUTHORITY AND PUBLIC FINANCING AUTHORITY



## AGENDA

TUESDAY, JUNE 2, 2026

CITY COUNCIL CHAMBER, 455 E. CALAVERAS BLVD, MILPITAS, CA  
5:00 PM (CLOSED SESSION / 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\\_gsXwrcugRaiKqTga1HL8sw](https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_gsXwrcugRaiKqTga1HL8sw)

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 (5:00 PM)**

**ADJOURN TO CLOSED SESSION**

**(a) CONFERENCE WITH LEGAL COUNSEL**

Pursuant to Government Code Section 54956.9(d)(1)  
Existing Litigation: Alexander Prince vs. City of Milpitas, WCAB Case Nos. ADJ17651048, ADJ18892457, and ADJ17651067

**CLOSED SESSION ANNOUNCEMENT:**

Report on action taken in Closed Session, if required per Government Code Section 54957.1, including the vote or abstention of each member present.

**PLEDGE OF ALLEGIANCE**

**INVOCATION** (Councilmember Lam)

**PRESENTATIONS**

**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 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 19, 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. Adopt a Resolution Calling for the General Municipal Election on November 3, 2026 (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

Recommendation: Adopt a resolution calling a General Municipal Election for the City of Milpitas on Tuesday, November 3, 2026, requesting consolidation of the election in accordance with California Elections Code Section 10418, and requesting services from the Santa Clara County Registrar of Voters

**C6. Authorize the City Manager, or Designee, to Negotiate and Execute the First Amendment to the Agreement for Animal Services between the City of Milpitas and the City of San José (Staff Contact: Matt Cano, Assistant City Manager, 408-586-3012)**

Recommendation: (1) Authorize the City Manager, or designee, to negotiate and execute the first amendment to the agreement with the City of San José for the continued provision of animal services, extending the term through June 30, 2035, in a total not-to-exceed amount of \$10,282,902 in accordance with the annual payment schedule set forth in the Fiscal Impact section of this Agenda Report; and (2) Authorize the City Manager, or designee, to approve and execute amendments or change orders to the Agreement, subject to the total not-to-exceed contract amount.

**C7. Adopt a Resolution to Approve Modifications to the Affordable Housing Conditions for Site Development Amendment Permit SA24-0005 and Density Bonus Permit DB24-0002 to Allow an On-site Manager's Unit Within the Previously Approved Residential Apartment Building Located within the "1355 California Project" (Staff Contact: Matt Cano, Assistant City Manager, 408-586-3012)**

Recommendation: Adopt a resolution approving modifications to the affordable housing conditions for Site Development Amendment Permit SA24-0005 and Density Bonus Permit DB24-0002 to allow an on-site manager's unit within the previously approved residential apartment building located within the "1355 California Project" in accordance with the City's Affordable Housing Ordinance.

**C8. Authorize the City Manager, or their Designee, to Execute an Amendment to the Professional Services Agreement with Invoice Cloud, Inc (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Authorize the City Manager, or their designee, to execute an amendment to the Professional Services Agreement for Utility Electronic Bill Presentment and Payment services with Invoice Cloud, Inc. to extend the term for one year through June 30, 2027 and add \$77,197 for a revised not-to-exceed compensation of \$144,913, subject to the appropriation of funds.

**C9. Adopt a Resolution Updating and Establishing Various User and Regulatory Fees for 500 of 668 Fees Reviewed as Part of the FY 2026-27 User and Regulatory Fee Study, Effective August 3, 2026 (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Adopt a resolution updating and establishing user and regulatory fees for 500 of 668 fees examined in the FY 2026-27 fee study, effective August 3, 2026, and establishing an annual inflationary adjustment framework subject to City Council confirmation each fiscal year

**C10. Authorize the City Manager, or their Designee, to Execute an Amendment to the Cayenta Software Support and Maintenance Agreement with N. Harris Computer Corporation (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Authorize the City Manager, or designee, to execute an amendment to the Cayenta Software Support and Maintenance Agreement with N. Harris Computer Corporation, subject to the appropriation of funds, to: (1) Extend the Agreement for one additional year through June 30, 2027 and

increase the contract amount by \$317,063, for a revised contract not-to-exceed of \$2,051,416, plus a 10% contingency of \$31,706 for as-required related services, for a total not-to-exceed of \$2,083,122; (2) Add four additional one-year options to extend the Agreement through June 30, 2031 for ongoing maintenance and support of the Cayenta Utility Billing System, at estimated costs not to exceed \$480,794 for the four option terms, plus a 10% contingency of \$48,079 for as-required related services, for a total estimated not-to-exceed of \$528,873; and (3) Authorize City Manager or designee to exercise those options as appropriate, subject to appropriations.

**C11. Authorize the City Manager, or Designee, to Execute Amendment No. 3 to the Agreement with Chandler Asset Management, Inc. for Investment Services (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Authorize the City Manager, or designee, to execute Amendment No. 3 to the Professional Services Agreement with Chandler Asset Management, Inc. for Investment Services (Contract No. 253), extending the term through December 31, 2026 and increasing the not-to-exceed compensation by \$100,000, for a revised total not-to-exceed amount of \$890,000.

**C12. Adopt Resolutions to Approve the Continued Investment of Monies in the Local Agency Investment Fund and Designation of Officers Authorized to Sign on the Account (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: (1) Adopt a resolution of the Milpitas City Council to authorize the continued investment of monies in the Local Agency Investment Fund and designation of officers authorized to sign on the respective accounts; and (2) Adopt a resolution of the Board of Directors of the Milpitas Public Financing Authority to approve continued investment of monies in the Local Agency Investment Fund and designation of officers authorized to sign on the respective accounts.

**C13. Authorize the City Manager, or Designee, to Negotiate and Execute Two Renewal Options Under the Professional Services Agreement with JPMorgan Chase Bank, N.A. for Comprehensive Banking Services (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Authorize the City Manager, or designee, to negotiate and execute the two two-year renewal options under the existing Professional Services Agreement with JPMorgan Chase Bank, N.A. for Comprehensive Banking Services, extending the maximum term of the Agreement through June 30, 2030, subject to the appropriation of funds.

**C14. Authorize the City Manager, or Designee, to Negotiate and Execute a Purchase Order with Golden State Emergency Vehicle Service, Inc. for As-Requested Parts, Service, and Maintenance (Staff Contact: Finance Director, Luz Cofresí-Howe, 408-586-3111; and Christian Di Renzo, Public Works Director, 408-586-2602)**

Recommendation: Authorize the City Manager, or designee, to negotiate and execute a Purchase Order with Golden State Emergency Vehicle Service, Inc. for as-requested parts, service, and maintenance for a not-to-exceed compensation of \$530,914 for a five-year term, subject to the appropriation of funds.

**C15. Adopt a Resolution Approving a Site Development Permit Amendment Permit to Develop a New Single-family Residence on a Vacant 1.1-Acre Lot Located in the R1-H Single-Family Residential Zoning District with a Hillside Combining District at 1321 Terra Vista Court (Staff Contact: Jay Lee, Planning Director, 408-586-3077)**

Recommendation: Consider the exemption in accordance with CEQA and adopt a resolution approving Site Development Permit Amendment No. SA25-0003, subject to the attached Conditions of Approval,

to develop a new single-family residence on a vacant 1.1-acre lot located in the R1-H Single-family Residential Zoning District with a Hillside Combining District at 1321 Terra Vista Court.

## **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.

- 16. Adopt Resolutions to Approve the Fiscal Year 2026-27 Proposed Operating Budget for the City of Milpitas and the Milpitas Housing Authority, Approve the Fiscal Year 2026-27 Gann Appropriations Limit, Authorize Various Financial Actions, Fiscal Policies and Budget Guidelines, and Amend the Classification Plan for Alignment with the FY 2026-27 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)**

Recommendation: Adopt the following Resolutions: (a) Joint Resolution of the City Council and Milpitas Housing Authority to approve the Fiscal Year 2026-27 Proposed Operating Budget for the City of Milpitas and the Milpitas Housing Authority, approve the Fiscal Year 2026-27 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) Amending Resolution No. 1626, the Classification Plan, to authorize additional positions and amend budgeted allocated positions; (c) 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) Amending Resolution No. 1626, the Classification Plan of Unrepresented Management Employees and Authorizing Fringe Benefits; (e) Amending Resolution No. 1626, the Classification Plan, to adjust the Salary Schedules for various classifications to align with the current memorandums of understandings (MOUs).

## **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.*