



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

MINUTES
TUESDAY, JUNE 2, 2026

The City Council of the City of Milpitas convened in a Special Joint Meeting of the Milpitas City Council, Housing Authority, and Public Financing Authority on June 2, 2026, 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 Special City Council meeting to order at 5 PM. Roll Call was taken by City Clerk Guzzetta.

PRESENT: Mayor Montano, Vice Mayor Barbadillo (5:06 PM), Councilmember Chua, Councilmember Lam, Councilmember Lien

ABSENT: None

ADJOURN TO CLOSED SESSION

City Attorney Curtis briefed the City Council on the Closed Session agenda.

There being no public speakers, the City Council adjourned to closed session at 5:02 PM.

Vice Mayor Barbadillo arrived at 5:06 PM.

(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:

The City Council reconvened at 5:48 PM. City Attorney Curtis had nothing to report from Closed Session.

PLEDGE OF ALLEGIANCE

Vice Mayor Barbadillo led the Pledge of Allegiance.

INVOCATION

Councilmember Lam presented the invocation.

PRESENTATIONS

There were no presentations.

ANNOUNCEMENT OF CONFLICT OF INTEREST AND CAMPAIGN CONTRIBUTIONS

City Attorney Curtis asked the Mayor and City Councilmembers if they had any personal conflicts of interest. By roll call, there were no conflicts of interest. City Attorney Curtis 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

Mayor Montano read the City Council Code of Conduct.

APPROVAL OF AGENDA

After discussion, motion: to approve the agenda.

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

CONSENT CALENDAR

Vice Mayor Barbadillo asked to pull Item C15 for a brief discussion.

There were no public speakers.

After discussion, motion: to approve the Consent Calendar with Item C15 pulled.

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 June 2026.

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

Approved City Council Meeting minutes of May 19, 2026.

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

Adopted **Resolution No. 9514** 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.

6. 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)

(1) Authorized 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) Authorized 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.

7. 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)

Adopted **Resolution No. 9515** 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.

8. 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)

Authorized 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.

9. 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)

Adopted **Resolution No. 9516** 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.

10. 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)

Authorized 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.

- 11. 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)**

Authorized 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.

- 12. 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)**

(1) Adopted **Resolution No. 9517** 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) Adopted **Resolution No. PFA 31** 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.

- 13. 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)**

Authorized 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.

- 14. 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)**

Authorized 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.

- 15. 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)**

Item pulled from Consent Calendar.

ITEMS PULLED FROM CONSENT CALENDAR

- 15. 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)**

After discussion, motion: to adopt **Resolution No. 9518** 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..

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

PUBLIC HEARINGS

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 Cofresi-Howe, Finance Director, 408-586-3111)

City Manager Hopkins introduced the item. Finance Director Cofresi-Howe presented the FY 2026-27 Proposed Operating Budget, joined by Budget Manager Vurich and Assistant City Manager Matt Cano.

Councilmember Chua asked questions regarding changes to projected budget surpluses and the assumptions used in developing revenue and expenditure forecasts. Staff provided clarification regarding updated cost projections and the timing of information received during the budget development process.

Vice Mayor Barbadillo expressed concerns regarding long-term budget projections and future fiscal sustainability. Staff responded to his questions, and Vice Mayor Barbadillo suggested additional measures to address potential future budget shortfalls.

Councilmember Lam asked questions regarding specific items contained in the budget document. Staff provided clarification and responded to his questions.

Councilmember Lien spoke in support of the proposed budget and suggested that staff annotate future budget presentations with explanatory notes adjacent to significant figures to improve clarity for the council and the public.

Councilmember Chua expressed that the council's recurring focus was not solely on achieving a single-year balanced budget, but on demonstrating a credible path to addressing the structural deficit over the next several years and ensuring adequate resources for direct community services.

Councilmember Lam made a motion: to postpone adoption of the budget and hold a special meeting to allow additional time for review, including an opportunity for newly appointed City Manager Willie Hopkins to familiarize himself with the document.

Vice Mayor Barbadillo proposed amending the motion to a three-week continuance to accommodate his schedule, but discussions settled on adding the budget item to the Special Meeting already scheduled on June 9, 2026, with a start time of 3:00 PM to allow adequate time for discussion before the remainder of the June 9 agenda.

Finance Director Cofresí-Howe requested the City Council submit questions in writing in advance of the meeting.

After discussion, motion: to continue the public hearing and postpone adoption of the FY 2026-27 Proposed Operating Budget to a Special Meeting on June 9, 2026, beginning at 3:00 PM.

Motion/Second: Councilmember Lam / Councilmember Chua
by the following:

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

NOES: None

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

Mayor Montano noted that the announcements and future agenda items section would be heard at the conclusion of the regular City Council Meeting.

ADJOURNMENT

Mayor Montano adjourned the Joint Special Meeting of the Milpitas City Council, Housing Authority, and Public Financing Authority at 7:48 PM, and called a brief recess before convening the regular City Council meeting.

The foregoing minutes were approved by the Milpitas City Council on June 16, 2026.



Suzanne Guzzetta
Milpitas City Clerk