



JOINT SPECIAL MEETING OF THE MILPITAS CITY COUNCIL AND HOUSING AUTHORITY

MINUTES
TUESDAY, JUNE 9, 2026

The City Council of the City of Milpitas convened in a Joint Special Meeting of the Milpitas City Council and Housing Authority on June 9, 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 Regular City Council meeting to order at 3:02 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

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

There being no public comments, the City Council adjourned to Closed Session at 3:03 PM.

(a) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957(b)(1)
Employee Position: City Attorney

CLOSED SESSION ANNOUNCEMENT:

The City Council reconvened in Open Session at 4:00 PM.

City Attorney Curtis had nothing to report out.

PLEDGE OF ALLEGIANCE

Vice Mayor Barbadillo led the Pledge of Allegiance.

INVOCATION

Councilmember Lam provided the invocation.

PRESENTATIONS

There were no presentations.

PUBLIC FORUM

There were the following public speakers:

1. Rob Means
2. Yolie Garcia
3. Voltaire Montemayor

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

Mayor Montano asked to pull Items C4 and C5 from the Consent Calendar for discussion.

There were no public comments.

After discussion, motion: to approve the Consent Calendar, pulling Items C4 and C5.

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

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. 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.

3. 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 Summer Recess (Staff Contact: Willie Hopkins, City Manager, 408-586-3000)

Adopted **Resolution No. 9520** delegating authority to the City Manager, or 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 summer recess from June 17, 2026 through August 10, 2026.

4. **Authorize the City Manager, or Their Designee, to Execute an Amendment to the Professional Services Agreement with Liebert Cassidy Whitmore for Labor Relations and Other Legal Services (Staff Contact: Kelli Parmley, Human Resources Director, 408-586-3086; and Christian Curtis, City Attorney, 408-586-3041)**

Item pulled from Consent Calendar.

5. **Adopt a Resolution to Accept the Improvements, and Authorizing the City Engineer to File a Notice of Completion and Issue a Notice of Final Acceptance After the One-Year Warranty for Fire Station No.1 Modular Building (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Item pulled from Consent Calendar.

6. **Adopt a Resolution Accepting Completed Public Improvements and Authorizing a Bond Reduction and Release for the McCarthy Parking Lot Project at 1207 N. McCarthy Boulevard (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Adopted **Resolution No. 9521** to (1) accept the completed public improvements; (2) approve a reduction in the faithful performance bond to \$156,874; and (3) authorize the City Engineer to release the performance bond after the one-year warranty period without further City Council action, provided all required warranty work has been completed to the satisfaction of the City Engineer for the McCarthy Parking Lot Project at 1207 N. McCarthy Blvd.

7. **Adopt a Resolution to Accept the Improvements, Authorizing the City Engineer to File a Notice of Completion and Issue a Notice of Final Acceptance After the One-Year Warranty and Approve Budget Amendment for Bicycle Improvement Project, CIP No. 4299 (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Adopted **Resolution No. 9522** to: (1) accept the improvements; (2) authorizing the City Engineer to file a Notice of Completion and issue a Notice of Final Acceptance after the one-year warranty; and (3) approve the Budget Amendment to increase the Caltrans 2022 Priority Legislative Budget Project Earmarks funding in the amount of \$72,560.13 for Bicycle Improvement Project, CIP No. 4299.

8. **Adopt a Resolution Accepting Completed Public Improvements and Authorizing a Bond Reduction and Release for the Innovation Campus Project at 1331 E Calaveras Blvd (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Adopted **Resolution No. 9523** to (1) accept the completed public improvements; (2) approve a reduction in the faithful performance bond to \$780,250; and (3) authorize the City Engineer to release the remaining portion of the bond after the one-year warranty period without further City Council action, provided all required warranty work has been completed to the satisfaction of the City Engineer for the Innovation Campus Project at 1331 E. Calaveras Blvd.

9. **Approve an Update to the Donation and Fee Waiver/Reduction City Council Policy (Staff Contact: Renee Lorentzen, Recreation and Community Services Director, 408-586-3409)**

Approved the updated Donation and Fee Waiver/Reduction City Council Policy.

PUBLIC HEARINGS

- 10. 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)**

City Manager Hopkins introduced the item.

Councilmember Lam opened by remarking on the importance of the budget as a reflection of community values and the Council's responsibility for fiscal oversight, noting that the budget spans hundreds of pages and hundreds of millions of tax dollars.

Councilmember Lien noted that all questions from the prior June 2nd study session had been addressed and answered, and made a motion: to adopt the budget without further discussion. There being no second, the motion failed.

Vice Mayor Barbadillo referenced correspondence received from the MPOA and clarified that the Council's discussion was focused on fiscal sustainability rather than service reductions. He expressed concern regarding the use of one-time funds to support ongoing expenditures and asked staff to explain how the City plans to address projected structural deficits over the five-year forecast period through increased revenues or expenditure reductions.

Finance Director Cofresí-Howe provided introductory remarks. Budget Manager Vurich presented the report.

Mayor Montano opened the public hearing.

There were the following public speakers:

1. Jacob Stocke
2. Brian Thanh
3. Jason Speckenheuer
4. Mayra Zuniga
5. Rob Means
6. Voltaire Montemayor

Mayor Montano closed the public hearing.

Councilmember Chua asked about the projected FY 2027-28 General Fund shortfall and what actions could be taken to address it. Finance Director Cofresí-Howe discussed potential strategies, including use of budget stabilization reserves, reducing pension-related costs through additional payments toward the City's unfunded pension liability, and anticipated savings from a bond refunding. Budget Manager Vurich noted that current revenues were trending above projections and suggested that any confirmed year-end surplus could be allocated to offset future projected deficits. Councilmember Chua showed interest in presenting that as a motion to the Council.

The City Council recessed at 5:25 PM and reconvened at 6:02 PM.

City Attorney Curtis reported out on the motion developed on behalf of Councilmember Chua:

Motion: to allocate an additional \$1,600,000 to the structural surplus item in the FY 2026-27 adopted budget, funded from projected FY 2025-26 General Fund excess revenue, to offset the projected FY 2027-28 General Fund shortfall, with the appropriation to be adopted and reconciled at fiscal year-end

close (December 2026).

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

Vice Mayor Barbadillo asked questions regarding the City's reserve balances, including which reserves would be available during an emergency and how reserve funds could be used to address projected structural deficits. Finance Director Cofresi-Howe explained the composition of the City's reserves and noted that certain funds could potentially be applied toward reducing pension-related liabilities.

Councilmember Lam asked about the increase in the electricity and gas budget. Budget Manager Vurich explained that a portion of the increase reflected a correction to a prior-year budgeting issue involving a one-time utility rebate. Councilmember Lam requested that any resulting savings be directed toward addressing future structural deficits.

Councilmember Lam suggested that management-level vacancies be reviewed by the City Council prior to being filled. City Manager Hopkins and City Attorney Curtis discussed the operational and policy considerations associated with such a process. Councilmembers Lien and Chua did not support the recommendation. No formal action was taken.

Council members individually identified their priorities for allocating one-time funding from the approximately \$937,000 in available resources. The following allocations reached consensus:

- Expansion of the Milpitas Youth Force through Summer 2028 — \$40,000
- Ring Doorbell Initiative — \$60,000
- Care Solace (pilot project) — \$80,000
- Choir and Band Support — \$3,500
- Community Center Roof — \$370,000 for design services (with a full presentation on roof replacement versus new construction to be brought back in August by the Public Works Director)
- Milpitas Police Community Center (additional funds toward the existing \$310,000 allocation) — \$200,000
- Murphy Park bench — no dollar figure specified

Councilmember Lien also proposed an additional \$120,000 for the Milpitas Food Pantry anticipated rent costs if the City Council opted to change their rental agreement. Mayor Montano noted concerns about the Pantry's limited hours of operation and suggested staff conduct further research before any funding commitment, including consideration of an RFP process. The item did not achieve consensus and was deferred for further staff research.

Following the discussion, City Manager Hopkins highlighted the Community Center roof as a pressing facilities concern, noting the condition of the roof could affect the viability of the facility. Public Works Director Di Renzo confirmed that even a modest interim intervention could cost \$2–2.5 million, and that a full presentation on options (including possible bonding for a new facility at an estimated \$58 million) would be brought to City Council in August. Councilmember Chua requested that staff also examine whether existing CIP projects could be deferred to partially fund the Community Center.

After discussion, motion: to (a) Adopt **Resolution No. 9524** 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, and including the following one-time funding allocations per City Council consensus:

- Expansion of Milpitas Youth Force (\$40,000)
- Ring Doorbell Initiative (\$60,000)
- Care Solace pilot project
- Choir and Band support
- Community Center roof design (\$370,000)
- Police Community space (\$200,000)
- Bench for Murphy Park

(c) Adopt **Resolution No. 9525** Amending Resolution No. 1626, the Classification Plan, to authorize additional positions and amend budgeted allocated positions;

(d) Adopt **Resolution No. 9526** 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;

(e) Adopt **Resolution No. 9527** Amending Resolution No. 1626, the Classification Plan, to adjust the Salary Schedules for various classifications to align with the current memorandums of understandings (MOUs).

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

11. Conduct a Public Hearing and Adopt a Resolution Adopting the 2025 Urban Water Management Plan (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602)

Public Works Division Manager Morales presented the report.

Mayor Montano opened the public hearing. There being no public speakers, the public hearing was closed.

Mayor Montano asked for a brief clarification on the water supply zones within the city, specifically regarding the Pines neighborhood. City Engineer Silveira confirmed that the Pines area is served by the Hetch Hetchy system.

After discussion, motion: to adopt **Resolution No. 9528** adopting the 2025 Urban Water Management 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

12. Conduct a Public Hearing and Adopt a Resolution Adopting the 2025 Water Shortage Contingency Plan, and Introduce Ordinance No. 240.8 Amending Sections of Chapter 6 of Title VIII of the Milpitas Municipal Code Relating to the Water Shortage Contingency Plan and Permanent Water Waste Restrictions including a Ban on Watering of Nonfunctional Turf (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602)

Deputy Public Works Director Marshall presented the report.

Mayor Montano opened the public hearing. There being no public speakers, the public hearing was closed.

Mayor Montano requested that staff proactively communicate the non-functional turf ban to HOAs well in advance, and that the water waste reporting hotline number be included on utility bills and digital signage during drought periods. Deputy Director Marshall confirmed outreach efforts are planned in coordination with Valley Water.

City Attorney Curtis read the ordinance title into the record.

After discussion, motion: to (1) waive the reading beyond the title and introduce **Ordinance No. 240.8** amending Chapter 6 (Water Conservation) of Title VIII (Public Works) of the Milpitas Municipal Code relating to Water Shortage Contingency Plan and permanent water waste restrictions pursuant to California Water Code §0608.14 including a ban on watering of nonfunctional turf; and (2) Adopt a resolution adopting the 2025 Water Shortage Contingency Plan.

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

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

NOES: None

13. Introduce Ordinance No. 232.2 Regarding Backflow Prevention and Cross-Connection Control (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)

City Engineer Silveira presented the report.

Mayor Montano opened the public hearing. There being no public speakers, the public hearing was closed.

Councilmember Chua emphasized the importance of notifying affected property owners as early as possible. Councilmember Lam concurred with the need for early notifications to ensure residents have sufficient time to prepare, and Mayor Montano expressed concerns about the financial impact on homeowners, advocating for effective communication to help mitigate costs.

City Attorney Curtis read the title of the ordinance.

After discussion, motion: to waive reading beyond the title and introduce **Ordinance No. 232.2**, amending various sections of Chapter 3 (Backflow Prevention and Cross-Connection Control) of Title VIII of the Milpitas Municipal Code.

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

LEADERSHIP AND SUPPORT SERVICES

14. Introduce an Ordinance Amending the Milpitas Municipal Code Regarding Open Governance (Staff Contact: Christian Curtis, City Attorney, 408-586-3040)

City Attorney Curtis presented the report.

There were no public speakers.

After discussion, motion: to Introduce and waive first reading of an ordinance repealing and replacing sections of Title I, Chapter 310 of the Milpitas Municipal Code regarding open governance.

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

ITEMS PULLED FROM CONSENT CALENDAR

- 4. Authorize the City Manager, or Their Designee, to Execute an Amendment to the Professional Services Agreement with Liebert Cassidy Whitmore for Labor Relations and Other Legal Services (Staff Contact: Kelli Parmley, Human Resources Director, 408-586-3086; and Christian Curtis, City Attorney, 408-586-3041)**

Mayor Montano pulled the item for discussion due to the contract amount. Human Resources Director Parmley clarified that the amendment would increase the agreement's not-to-exceed amount from \$600,000 to \$900,000 and corrected typographical errors in the staff report. She explained that recent labor negotiations and arbitration proceedings contributed to the increased costs and stated that the City anticipates reducing its reliance on outside counsel with the addition of a new HR Manager and City Attorney. City Attorney Curtis concurred and noted efforts to transition certain functions in-house.

After discussion, motion: to authorize the City Manager, or their designee, to execute an amendment to the Professional Services Agreement with Liebert Cassidy Whitmore for labor relations and other legal services to extend the term through June 30, 2028 and add \$300,000 for a revised maximum compensation of \$900,000, subject to the appropriation of funds..

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

- 5. Adopt a Resolution to Accept the Improvements, and Authorizing the City Engineer to File a Notice of Completion and Issue a Notice of Final Acceptance After the One-Year Warranty for Fire Station No.1 Modular Building (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Mayor Montano pulled the item to discuss the condition of the City's fire stations. Fire Chief Schoonover explained that the modular building at Fire Station 1 replaces a condemned structure and supports training operations. He identified Fire Station 3 as the highest priority for replacement, followed by Station 4, and noted that Station 2 was recently replaced. Mayor Montano emphasized the importance of maintaining all fire stations.

After discussion, motion: to (1) Adopt **Resolution No. 9530** to accept the improvements for the Fire Station No. 1 Modular Building, CIP No. 3465; and (2) Authorize the City Engineer to file a Notice of Completion and issue a Notice of Final Acceptance after the one-year warranty..

Motion/Second: Mayor Montano / Councilmember Chua

Motion carried by the following:

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

NOES: None

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

City Manager Hopkins extended thanks to staff and the Council for the budget deliberations and congratulated the Council on the budget adoption.

Councilmember Chua thanked staff for their work during the budget process and commented that policy changes can be an effective tool for addressing budget challenges.

Councilmember Lam requested consideration of a citywide emergency preparedness exercise t Fire Chief Schoonover described existing emergency operations training activities and indicated staff could coordinate a future Emergency Operations Center exercise.

Vice Mayor Barbadillo commented regarding a letter issued by the Milpitas Police Officers Association (MPOA) concerning the budget. He expressed concern regarding the contents of the letter and proposed a resolution condemning the letter, the organization, and calling for the resignation of the MPOA President.

Mayor Montano commented on the letter and encouraged communication between the parties involved.

Councilmember Chua noted surprise at the letter and emphasized the importance of communication between the City Council and employee organizations and indicated she would not support the proposed resolution.

Councilmember Lam expressed concerns regarding the MPOA letter and spoke in support of improved communication between the City Council and employee organizations.

Police Chief Hernandez offered to assist in facilitating discussions between the parties.

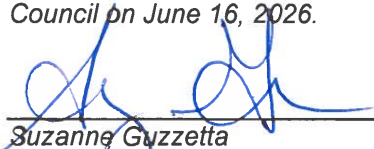
Councilmember Lien spoke in favor of working toward mutual understanding and welcomed the Chief's assistance in facilitating communication.

Mayor Montano shared an update regarding the completion and distribution of a City promotional brochure and noted ongoing FIFA-related marketing efforts.

ADJOURNMENT

Mayor Montano adjourned the meeting at 10:01 PM.

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


Suzanne Guzzetta
Milpitas City Clerk