



REGULAR MEETING OF THE MILPITAS CITY COUNCIL

MINUTES
TUESDAY, MAY 19, 2026

The City Council of the City of Milpitas convened in a Regular Meeting of the Milpitas City Council on May 19, 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

Vice Mayor Barbadillo called the Regular City Council meeting to order at 7:03 PM. Roll Call was taken by City Clerk Guzzetta.

PRESENT: Mayor Montano (7:19 PM), Vice Mayor Barbadillo, Councilmember Chua, Councilmember Lam, Councilmember Lien

ABSENT: None

PLEDGE OF ALLEGIANCE

Councilmember Chua led the Pledge of Allegiance.

INVOCATION

Vice Mayor Barbadillo provided the invocation on behalf of Mayor Montano.

PRESENTATIONS

Vice Mayor Barbadillo and the City Council presented proclamations in recognition of Asian American, Native Hawaiian, and Pacific Islander Heritage Month, National Police Month, and Public Works Week.

PUBLIC FORUM

There were the following speakers:

1. Jady Little

Mayor Montano joined the meeting at 7:19 PM.

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

The City Council Code of Conduct was read aloud by Vice Mayor Barbadillo.

APPROVAL OF AGENDA

Acting City Manager Jared Hernandez requested that Item 14 be heard before Item 13, as the two items are related and the order was more logical in that sequence.

After discussion, motion: to approve the agenda, hearing Item 14 prior to Item 13.

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

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

NOES: None

CONSENT CALENDAR

There were no public comments.

After discussion, motion: to 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 May and June 2026.
2. **Approve City Council Meeting Minutes (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**
Approved City Council Meeting minutes of May 5, 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. **Approve a Commission Term Realignment Framework for Quarterly Appointment Cycles (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3005)**
Approved a Commission Term Realignment Framework as described in the agenda report establishing quarterly appointment cycles for City commissions and directed staff to implement the framework through future recruitment and appointment processes.
6. **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 Cofresi-Howe, Finance Director, 408-586-3111)**

Authorized 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.

7. 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)

Adopted **Resolution No. 9508** 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.

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

Approved the Accounts Receivable write-offs for the Fiscal Year ending June 30, 2026.

9. 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)

Authorized 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.

10. 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)

(1) Authorized 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.

11. 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)

Adopted **Resolution No. 9509** 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.

12. **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)**

Authorized 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

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)**

Principal Planner VanHua presented the report.

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

Council Member Lien asked whether adopting the ordinance created any litigation risk from the state. City Attorney Curtis clarified that the regular ordinance would take effect on July 2, 2026, one day after SB 79 takes effect, and that without any action, the City would simply lack local zoning standards for non-residentially zoned lands near transit. He noted no identified provisions likely to create tension with the state, and that there is a built-in state review and revision process.

After discussion, motion: to determine that the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) under Government Code Section 65912.160(c)(2) and introduce **Ordinance No. 38.860** 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), waiving the full reading except the title.

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

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)**

Acting City Manager Hernandez explained that the urgency ordinance was substantively identical to the regular ordinance just introduced, and was brought forward solely to close the one-day gap between the July 1, 2026, effective date for SB 79 and the effective date of the regular ordinance.

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

After discussion, motion: to 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 **Urgency Ordinance No. 38.861** 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, waiving the full reading except the title.

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

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)

Planning Director Lee introduced the item and Associate Planner Baez presented the report.

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

Councilmember Chua asked for clarification on how non-compliant development standards were approved. Director Lee explained the dual-pathway approach employed in this circumstance. The Councilmember requested an informational memo detailing income level categories as dollar-based terms for Milpitas residents.

Councilmember Lam expressed concern that providing BMR rental units in the nearby Gideon building, instead of for-sale townhomes, could limit homeownership opportunities for lower-income families. The applicant argued that creating low and very low-income units is more complex and valuable for meeting regional housing needs compared to moderate-income units.

Vice Mayor Barbadillo asked about changes from the original Transit Area Specific Plan (TASP) that had aimed for higher-density development. Director Lee noted that even with the adjustments, the ongoing project aligns with the city's goals for transit-oriented and walkable developments. The Vice Mayor inquired about the Development Agreement timeline, seeking assurance that any extensions wouldn't alter entitlements without Council review. Assistant City Attorney Creech confirmed significant changes would require fresh approvals.

During discussions about the community benefit, Mayor Montano questioned the \$400,000 voluntary contribution. Director Lee explained that by focusing on reduced-density transportation costs, the value perceived was near \$1.2 million. The Mayor proposed increasing the cash contribution to \$1 million, while Councilmember Chua suggested a staggered payment plan over five years. Councilmember Lien supported the original plan without increases. Ultimately, the applicant's principal, Peter Zack, agreed to a middle-ground offer of \$700,000, and Mayor Montano accepted this for inclusion in the motion.

After discussion, motion: to (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 **Resolution No. 9510** 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 with the voluntary community benefit contribution amended from \$400,000 to \$700,000, subject to the attached Conditions of Approval; (3) Waive reading beyond the title and Introduce **Ordinance No. 38.862** approving a Development Agreement between the City of Milpitas and Fields CH Owner, LLC and Milpitas – District 2 Associates, LLC..

Motion/Second: Councilmember Chua / Vice Mayor Barbadillo

Motion carried by the following:

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

NOES: None

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)

City Engineer Silveira presented the report for Landscaping and Lighting Maintenance Assessment District 95-1, McCarthy Ranch and District 98-1, Sinclair Horizon.

Mayor Montano opened the public hearing.

There were the following public speakers:

1. Voltaire Montemayor

Mayor Montano closed the public hearing.

Mayor Montano raised the issue of ongoing copper theft affecting street lighting infrastructure. Public Works Director Di Renzo confirmed copper theft had been occurring throughout the city for the past three to four months, including in the McCarthy Ranch district, and that staff was addressing repairs. He noted the City is focusing hardening efforts on pole boxes to deter theft, rather than pursuing a citywide solar conversion of 4,800 street lights. He added that solar lighting is being prioritized for park systems, with Sinnott Park as the first conversion site. Mayor Montano suggested further exploration of solar lighting technology.

After discussion, motion: to adopt **Resolution No. 9511** confirming the assessment and ordering the levy for Landscaping and Lighting Maintenance Assessment District No. 95-1, McCarthy Ranch in Fiscal Year 2026-27..

Motion/Second: Vice Mayor Barbadillo / Councilmember Lien

Motion carried by the following:

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

NOES: None

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)

City Engineer Silveira continued the presentation.

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

Motion: to adopt **Resolution No. 9512** confirming the assessment and ordering the levy for Landscaping and Lighting Maintenance Assessment District No. 98-1 - Sinclair Horizon in Fiscal Year 2026-27..

Motion/Second: Councilmember Lam / Councilmember Lien

Motion carried by the following:

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

NOES: None

LEADERSHIP AND SUPPORT SERVICES

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

City Attorney Curtis presented the report.

There were the following public speakers:

1. Voltaire Montemayor

Motion: to (1) Adopt **Resolution No. 9513** 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.

Motion/Second: Councilmember Chua / Councilmember Lien

Motion carried by the following:

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

NOES: Nonw

ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

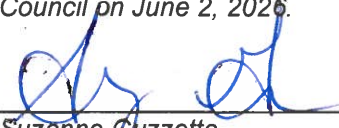
Acting City Manager Hernandez offered remarks acknowledging that the appointment of a permanent City Manager would likely mark his final Council meeting in an acting capacity.

Mayor Montano closed by expressing condolences regarding a tragic shooting at a mosque in San Diego, calling for a moment of silence in memory of the victims and reaffirming the city's commitment to compassion and unity.

ADJOURNMENT

Mayor Montano adjourned the meeting at 9:43 PM.

The foregoing minutes were approved by the Milpitas City Council on June 2, 2026.



Suzanne Guzzetta
Milpitas City Clerk