



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



## **AGENDA**

**TUESDAY, AUGUST 11, 2026**

**CITY COUNCIL CHAMBER, 455 E. CALAVERAS BLVD, MILPITAS, CA  
4:00 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**

Members of the public may provide oral public comment in person during the City Council meeting or remotely via Zoom. Individual speakers are generally limited to three (3) minutes or less, as determined by the Mayor. Members of the public may provide one comment per agenda item and one comment during General Public Comment. Written comments may be submitted by email to [CityClerk@milpitas.gov](mailto:CityClerk@milpitas.gov). To participate via Zoom, please register at:

[https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN\\_sj6Cqv3eQ5S1HSV0AGSCpA](https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_sj6Cqv3eQ5S1HSV0AGSCpA)

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.

For complete information about attending meetings, providing public comment, remote participation, language access services, accessibility accommodations, and viewing options, visit: <https://www.milpitas.gov/1443/Participating-in-City-Council-Meetings>

### **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 (4:00 PM)**

**ADJOURN TO CLOSED SESSION**

**(a) CONFERENCE WITH LABOR NEGOTIATOR**

Pursuant to Government Code Section 54957.6

Agency's Designated Representative(s): Rick Bolanos, Liebert Cassidy Whitmore

Employee Organization(s): Professional and Technical Employees, Mid-Management and

Confidential Employees, Milpitas Employees Association, Milpitas Police Officers Association,

International Association of Firefighters, Unrepresented Employees

**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 Lien)

**PRESENTATIONS**

**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 August 2026.

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

Recommendation: Approve City Council Meeting minutes of June 16, 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 Housing Authority Resolution Appointing a Chair and Vice Chair and Establishing the Administrative Positions of the City of Milpitas Housing Authority (Staff Contact: Christian Curtis, City Attorney, 408-586-3041; and Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Adopt a Housing Authority Resolution (1) Appointing the Mayor and Vice Mayor as Chair and Vice Chair of the Authority; (2) Establishing and designating the administrative positions of the Authority - Executive Director, Assistant Executive Director, Treasurer, Assistant Treasurer, Secretary, and Authority Counsel - to corresponding City of Milpitas positions, assigning specified record-keeping, custodial, and attestation duties to the Secretary, and confirming the individuals currently serving in those City positions; (3) Authorizing the Executive Director, or designee, to execute contracts and other instruments on behalf of the Authority as delegated by the Commissioners; and (4) Adopting, by reference, the personnel rules and regulations, conflict of interest code, and fiscal policies of the City of Milpitas as the personnel rules and regulations of the Authority required by Health and Safety Code section 34278.

**C6. Appointment of Voting Delegates for the Annual California League of Cities Conference (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)**

Recommendation: Appoint Mayor Montano as the City's voting delegate and Councilmembers Lam and Lien as the alternate voting delegates for the League of California Cities Annual Conference and Expo General Assembly.

**C7. Authorize and Approve Travel Request for Mayor Montano, Councilmember Lien, and Councilmember Lam to Anaheim, CA for the League of California Cities' 2026 Annual Conference and Expo (Staff Contact: Julie Minot, Senior City Manager Analyst, 408-586-3054)**

Recommendation: Authorize and approve the travel for Mayor Montano, Councilmember Lien, and Councilmember Lam to Anaheim, CA for the League of California Cities' 2026 Annual Conference and Expo to be held on Sept 23-25, 2026, for an estimated combined total amount of \$7,600, budgeted under the Individual Elected Official allocation for Conferences/Meetings/Trainings.

**C8. Approve and Authorize the City Manager, or Designee, to Execute a Memorandum of Understanding with Milpitas Unified School District for the MUSD Alliance and Alumni Partners for Future-Ready Learners Program (Staff Contact: Madison Nguyen, Interim Director of Economic Development, 408-586-3046; and Renée Lorentzen, Director of Recreation and Community Services, 408-586-3409)**

Recommendation: Approve and authorize the City Manager, or designee, to execute a Memorandum of Understanding between the City of Milpitas and the Milpitas Unified School District for the MUSD Alliance and Alumni Partners for Future-Ready Learners Program.

**C9. Adopt Resolutions Approving the Continued Investment of Monies in the Local Agency Investment Fund and Designating Officers Authorized to Sign on the Respective Accounts (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

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

Financing Authority approving the continued investment of monies in the Local Agency Investment Fund and designating officers authorized to sign on the respective accounts.

- C10. Authorize the City Manager, or Designee, to Negotiate and Execute an Agreement with Medallion Landscape Management, LLC for Parks and Landscaping Maintenance Services (Staff Contact: Luz Cofresí-Howe, Finance Director, 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 Maintenance Services Agreement with Medallion Landscape Management, LLC for Parks and Landscaping Maintenance Services with a maximum compensation of \$1,654,540 for an initial 13-month term of September 1, 2026 through September 30, 2027; negotiate and execute amendments and change orders to add, delete, modify services as required; and exercise up to six one-year options to extend the term of the Agreement through September 30, 2033, subject to the appropriation of funds.

- C11. Authorize the City Manager, or Designee, to Negotiate and Execute an Agreement with Dustin Kudela, dba Unimax Construction, for Fire Station No. 1 Kitchen Renovation (Staff Contact: Luz Cofresí-Howe, Finance Director, 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 Construction Agreement with Dustin Kudela, dba Unimax Construction, for Fire Station No. 1 Kitchen Renovation for \$118,000 with a 10% contingency of \$11,800, for a total not-to-exceed amount of \$129,800, subject to an executed change order.

- C12. Adopt a Resolution Authorizing Acceptance of the FY2026-27 California Highway Patrol Cannabis Tax Fund Grant Program Award, Approve Purchase of Specialty Patrol Vehicle, and Approve Related Budget Appropriation (Staff Contact: Jared Hernandez, Chief of Police, 408-586-2406)**

Recommendation: (1) Adopt a resolution authorizing the City Manager, or designee, to accept the FY2026-27 California Highway Patrol Cannabis Tax Fund Grant Program Award in the amount of \$130,482 and execute the resulting grant agreement and related ancillary documents; (2) authorize the City Manager, or designee, to execute a purchase order with Duval Ford for one specialty patrol vehicle, including outfitting and decals, in an amount not to exceed \$98,660; and (3) approve a related budget appropriation in the amount of \$130,482 in the State Grants Police Fund (Fund 268).

## **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. Consider Introducing an Ordinance to Amend Milpitas Municipal Code Title XIII, Chapters B.6, B.8, C.10, and E.4 Relating to the Regulation of Tobacco Retailers (Staff Contact: Jay Lee, Planning Department, 408-586-3077)**

Recommendation: (1) Determine that the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 (Projects Consistent with General Plan, and as a separate and independent basis, exempt pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); and (2) introduce an Ordinance amending Milpitas Municipal Code Title XIII, Chapters B.6, B.8, C.10, and E.4 relating to the regulation of tobacco retailers (P-ZA26-0001).

## **LEADERSHIP AND SUPPORT SERVICES**

### **14. Receive a Presentation on Municipal Bonds 101 (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Receive a presentation from the City's municipal advisor and bond counsel on municipal bond financing, including the types of debt available to the City, the financing process and financing team roles, the City Council's disclosure and approval responsibilities, and an overview of the City's outstanding long-term debt obligations.

## **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. Larger font agendas are available upon request.*