



JOINT SPECIAL MEETING OF THE MILPITAS CITY COUNCIL AND SUCCESSOR AGENCY AND JOINT REGULAR MEETING OF THE MILPITAS CITY COUNCIL AND HOUSING AUTHORITY



PRELIMINARY AGENDA

TUESDAY, SEPTEMBER 1, 2026

CITY COUNCIL CHAMBER, 455 E. CALAVERAS BLVD, MILPITAS, CA

5:00 PM (SPECIAL MEETING)

6:00 PM (CLOSED SESSION)

7:00 PM (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>

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. To participate via Zoom, please register at:

https://ci-milpitas-ca-gov.zoom.us/webinar/register/WN_Z0IWx45WQDuMRk9qQ7HO0g

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 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 (5:00 PM)

SPECIAL MEETING

1. **Adopt a Resolution of the Board of the Successor Agency to the Redevelopment Agency of the City of Milpitas Confirming and Designating Officers of the Successor Agency (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Adopt a resolution confirming and designating City officials to serve as officers of the Successor Agency to the Redevelopment Agency of the City of Milpitas.

2. **Sale and Issuance of Refunding Bonds for the Successor Agency to the Former Milpitas Redevelopment Agency (Staff Contact: Luz Cofresí-Howe, Chief Financial Officer/Treasurer, 408-586-3111)**

Recommendation: Adopt a Resolution of the Successor Agency Board authorizing the issuance and sale of 2026 Tax Allocation Refunding Bonds (Redevelopment Project Area No. 1) in a principal amount not to exceed \$40,000,000 to refund the outstanding 2015 Tax Allocation Refunding Bonds; approving the Debt Service Savings Analysis, Indenture of Trust, Bond Purchase Agreement, Irrevocable Refunding Instructions, Continuing Disclosure Agreement, and Preliminary Official Statement; approving an underwriter's discount not to exceed 0.45% and minimum net present value savings of 3.00% of the principal amount of the 2015 Bonds refunded; and authorizing the Executive Director, Assistant Executive Director, or Chief Financial Officer/Treasurer, or designee, to execute related documents and take other actions necessary to complete the financing.

ADJOURN TO CLOSED SESSION (6:00 PM)

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.

REGULAR MEETING CALL TO ORDER (7:00 PM)

PLEDGE OF ALLEGIANCE

INVOCATION (Councilmember Chua)

PRESENTATIONS

- Women's Equality Day (Proclamation)
- National Suicide Prevention Week (Proclamation)
- National Preparedness Month (Proclamation)

PUBLIC FORUM

Members of the public are invited to speak on any item that does not appear on today's agenda within the subject matter jurisdiction of the City. 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.

C3. Receive City Council Calendar of Meetings (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)

Recommendation: Receive City Council Calendar of Meetings for September 2026.

C4. Approve City Council Meeting Minutes (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)

Recommendation: Approve City Council Meeting minutes of August 3 and 11, 2026.

C5. 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.

C6. 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.

C7. Receive Report of Actions Taken by the City Manager During the City Council Summer Recess from June 17 through August 10, 2026 (Staff Contact: Scott Transou, Assistant City Manager, 408-586-3012)

Recommendation: Receive report of actions taken by the City Manager during the City Council Summer Recess from June 17 through August 10, 2026.

C8. Authorize and Approve Travel Request by Vice Mayor Barbadillo to Attend the League of California Cities 2026 Annual Conference and Expo in Anaheim, CA (Staff Contact: Julie Minot, Senior City Manager Analyst, 408-586-3054)

Recommendation: Authorize and approve travel by Vice Mayor Barbadillo to attend the League of California Cities 2026 Annual Conference and Expo in Anaheim, CA from Sept 23-25, 2026, for an estimated total amount of \$2,800, budgeted under the Individual Elected Official allocation for Conferences/Meetings/Trainings.

C9. Authorize the City Manager, or Designee, to Negotiate and Execute an Agreement with Probolsky Research LLC for Citywide Research Services and Surveys (Staff Contact: Luz Cofresi-Howe, Finance Director, 408-586-3111; and Charmaine Angelo, Public Information Officer, 408-586-3055)

Recommendation: Authorize the City Manager, or designee, to negotiate and execute a professional services agreement with Probolsky Research LLC for citywide research services and surveys for a five-year term with an initial not-to-exceed compensation of \$414,500, plus a 15% contingency of \$62,175, for a total maximum compensation of \$476,675, subject to the appropriation of funds.

- C10. Authorize Conveyance of Below Market Rate Unit at 1377 Coyote Creek Way to the Milpitas Housing Authority, and Approve the Sale of the Unit to an Income-Qualified Buyer (Staff Contact: Hanson Hom, Senior Special Projects Associate; and Michelle Silva, Administrative Analyst II, 408-586-3222)**

Recommendation: (1) Adopt a resolution authorizing conveyance of the real property located at 1377 Coyote Creek Way (APN 083-10-079) to the City of Milpitas Housing Authority and authorizing the City Manager, or designee, to execute a grant deed and all other documents necessary to complete the conveyance, in a form approved by the City Attorney; and (2) Adopt a Housing Authority Resolution accepting the conveyance, ratifying the certificate of acceptance recorded September 8, 2025 as Document No. 25866184, approving the sale of the property to the income-qualified buyer at the maximum affordable resale price of \$585,000, and authorizing the Executive Director, or designee, to execute the purchase and sale agreement, grant deed, escrow instructions, resale restriction agreement, and all other documents necessary to complete the sale, in a form approved by Authority Counsel.

- C11. Adopt a Resolution to Amend the Classification Plan to Establish the Positions of Purchasing Manager and Asset Management Program Administrator and Modify the Salary Schedule to Include the Salary Range for Both Classifications (Staff Contact: Marisa Guerrero, Human Resources Manager, 408-586-3085)**

Recommendation: Adopt a resolution amending the Classification Plan to: (1) establish the position and reclassify the Purchasing Agent to Purchasing Manager; and (2) establish the new classification for the Asset Management Program Administrator; and (3) amend the Salary Schedule titled "All Job Classifications/ Salary Table" to include the salary range for both classifications.

- C12. Authorize the City Manager, or Designee, to Negotiate and Execute an Agreement with CentralSquare Technologies, LLC for Maintenance and Support of the City's Public Safety Computer Aided Dispatch System and Related Software (Staff Contact: Luz Cofresi-Howe, Finance Director, 408-586-3111; and Daniel Nam, Director of Information Technology, 408-586-2712)**

Recommendation: Authorize the City Manager, or designee, to negotiate and execute an agreement with CentralSquare Technologies, LLC for ongoing maintenance and support of the City's Computer Aided Dispatch System and related software with a term of September 1, 2026 through June 30, 2031, a first year maximum cost of \$143,201, and a total not-to-exceed cost of \$831,464 for the full five-year term, subject to the annual appropriation of funds.

- C13. Waive the Second Reading and Adopt Ordinance No. 38.863 to Amend the 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 Director, 408-586-3077)**

Recommendation: Determine that the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and, as a separate and independent basis, exempt pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); waive the reading beyond the title; and adopt Ordinance No. 38.863 amending the 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).

- C14. Authorize the City Manager, or Designee, to Negotiate and Execute an Amendment to the Professional Services Agreement with TDG Engineering, Inc. for the Milpitas Gateway-Main Street Sense of Place Plan (Staff Contact: Luz Cofresi-Howe, Finance Director, 408-586-3111; and Jay Lee, Planning Director, 408-586-3077)**

Recommendation: Authorize the City Manager, or designee, to negotiate and execute Amendment No. 3 to the Professional Services Agreement with TDG Engineering, Inc. to add scope of work, increase the not-to-exceed amount by \$100,000 for a revised maximum compensation of \$593,578, and extend the term of the agreement through December 31, 2027, subject to execution of an amendment to the Master Funding Agreement Supplement with the granting agency, Metropolitan Transportation Commission.

- C15. Authorize the City Manager, or Designee, to Execute a Purchase Order for One Specialty DUI Enforcement Patrol Vehicle Funded by the FY2026-27 California Highway Patrol Cannabis Tax Fund Grant Program (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111; and Jared Hernandez, Chief of Police, 408-586-2406)**

Recommendation: Authorize the City Manager, or designee, to execute a purchase order for one specialty DUI enforcement patrol vehicle, including outfitting and decals, in an amount not to exceed \$98,660, with the vendor determined by the Purchasing Agent in accordance with Milpitas Municipal Code Section I-2-3.06, superseding the vendor-specific purchase order authorization approved by the City Council on August 11, 2026.

- C16. Approve and Authorize the City Manager to Execute a Stormwater Management Facilities Operation and Maintenance Agreement with KLA Corporation for the Amenity Building at 1 Technology Drive (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Recommendation: Approve and authorize the City Manager to execute a Stormwater Management Facilities Operation and Maintenance Agreement between the City of Milpitas and KLA Corporation for the Amenity Building at 1 Technology Drive.

- C17. Adopt a Resolution to Accept the Improvements, and Authorize the City Engineer to File a Notice of Completion and Issue a Notice of Final Acceptance after the One-Year Warranty for Curtis Recycled Water Line Repair Project – Phase 1 (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Recommendation: Adopt a resolution to accept the improvements for the Curtis Recycled Water Line Repair Project – Phase 1, and authorize the City Engineer to File a Notice of Completion and issue a Notice of Final Acceptance after the one-year warranty.

- C18. Adopt Ordinance No. 232.2 Amending Chapter 3, Backflow Prevention and Cross-Connection Control, of Title VIII of the Milpitas Municipal Code (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Recommendation: Waive the second reading and adopt Ordinance No. 232.2 amending Chapter 3 -, Backflow Prevention and Cross-Connection Control, of Title VIII of the Milpitas Municipal Code to align and comply with the Cross-Connection Policy Handbook, adopted by the California State Water Resources Control Board.

- C19. Adopt 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 (Staff Contract: Christian Di Renzo, Public Works Director, 408-586-2602)**

Recommendation: Waive the second reading and adopt 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 nonfunctional turf.

- C20. Authorize Staff to Dispose of Surplus Vehicles and Equipment Valued at Over \$5,000 and Authorize the City Manager, or Designee, to Negotiate and Execute an Agreement with J.J. Kane Associates, Inc. for Auction Services (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111; and Christian Di Renzo, Public Works Director, 408-586-2602)**

Recommendation: Authorize staff to dispose of surplus vehicles and equipment valued at over \$5,000 and authorize the City Manager, or designee, to negotiate and execute an agreement with J.J. Kane Associates, Inc. for auction services for the sale of surplus property and an initial term beginning on the date of contract execution and ending on January 27, 2029, with up to three additional one-year options to extend the agreement through January 27, 2032, to be exercised at the City's sole discretion.

- C21. Consider Fee Waiver Request from Knights of Columbus St. John Council and St. Elizabeth Catholic Church (Staff Contact: Renee Lorentzen, Recreation and Community Services Director, 408-586-3409)**

Recommendation: Approve fee waiver requests from (1) the Knights of Columbus of \$342 for the annual Knights of Columbus Family Picnic Event on August 15, 2026, and (2) St. Elizabeth Catholic Church of \$1,115 for their Annual Festival on September 26, 2026.

- C22. Approve Milpitas Arts and Culture Grant Requests for a Cultural Menorah Lighting Event and Uganda Culture and Sustainability Event (Staff Contact: Renee Lorentzen, Recreation and Community Services Director, 408-586-3409)**

Recommendation: Approve Milpitas Arts and Culture in-kind grant requests from Dina and Marvin Serber for a Cultural Menorah Lighting Event on December 12, 2026; and from CompassPoint Mentorship for a Uganda Culture and Sustainability Event on September 13, 2026.

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.

- 23. Adopt a Resolution Amending the Schedule of User and Regulatory Fees Adopted by Resolution No. 9516 to Update 161 Fees and Establish Seven New Fees, Effective November 2, 2026 (Staff Contact: Luz Cofresí-Howe, Finance Director, 408-586-3111)**

Recommendation: Adopt a resolution amending the Schedule of User and Regulatory Fees adopted by Resolution No. 9516 to update 161 fees and establish seven new fees, effective November 2, 2026.

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 / 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 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 (select meeting date)

APPLY TO SERVE ON A CITY COMMISSION

Commission application forms are available online at 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 prior to the meeting. Larger font agendas are available upon request.