



JOINT MEETING OF THE MILPITAS CITY COUNCIL AND HOUSING AUTHORITY



AGENDA

TUESDAY, SEPTEMBER 15, 2026

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

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_dr6wuBfFSjmYMiOiC60vEw

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 (6:00 PM)

ADJOURN TO CLOSED SESSION

(a) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Existing Litigation Pursuant to Government Code § 54956.9(d)(1)
In the Matter of *ShaRon Lewis v City of Milpitas, et al.*, Superior Court of California, County of Santa Clara, Case No. 22CV398994
City as Defendant

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 Chua)

PRESENTATIONS

- IT Professionals Day (Proclamation)
- Mexican Independence Day (Proclamation)
- Childhood Cancer Awareness Month (Proclamation)
- Milpitas Cancer Kids First (Commendation)

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 Milpitas City Council. 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 September and October 2026.

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

Recommendation: Approve City Council Meeting minutes of September 1, 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. Authorize the City Manager to Send a Response Letter to Santa Clara County Civil Grand Jury Final Report on Pothole Damage Claims (Staff Contact: Scott Transou, Assistant City Manager 408-586-3012)**

Recommendation: Authorize the City Manager to send a response letter to the Santa Clara County Civil Grand Jury Final Report "Pothole Damage: Improving claims processes within Santa Clara County."

- C6. Authorize the City Manager to Send a Response Letter to the Santa Clara County Civil Grand Jury Final Report on VTA's Management and Oversight of BART Silicon Valley Phase II (Staff Contact: Scott Transou, Assistant City Manager 408-586-3012)**

Recommendation: Authorize the City Manager to send a response letter to the Santa Clara County Civil Grand Jury Final Report "VTA's Management and Oversight of BART Silicon Valley Phase II."

- C7. Adopt a Resolution Approving the 2026 Biennial Update to the City of Milpitas Conflict of Interest Code (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001; and Christian M. Curtis, City Attorney, 408-586-3041)**

Recommendation: Adopt a resolution approving the 2026 biennial update to the City of Milpitas Conflict of Interest Code, including the revised list of designated positions and disclosure categories and the requirement for electronic filing of Statements of Economic Interests beginning January 1, 2027.

- C8. Consider Recommendations from Mayor Montano for Appointments to City Commissions (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3005)**

Recommendation: Receive Mayor Montano's recommendations and approve and confirm recommendations for appointments to City Commissions.

- C9. Authorize the City Manager, or Designee, to Negotiate and Execute an Amendment to the Janitorial Services Agreement with Imperial Maintenance Services, Inc. (Staff Contact: Luz Cofresi-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 an amendment to the Janitorial Services Agreement with Imperial Maintenance Services, Inc. to add scope of work, schedules, and pricing for park restrooms and currently inactive locations and services and to add \$511,927 for a revised not-to-exceed amount of \$2,998,790, subject to appropriation by the City Council through the annual budget adoption process.

- C10. Authorize the City Manager, or Designee, to Execute Purchase Orders with Multiple Vendors for Maintenance Supplies, Materials, and Related Services (Staff Contact: Luz Cofresi-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 purchase orders with 34 vendors for as-required citywide purchases of maintenance supplies, materials, and related services for a five-year term beginning October 1, 2026 and ending September 30, 2031, in the individual not-to-exceed amounts set forth in Attachment A and a combined five-year total not to exceed \$11,850,000, subject to appropriation by the City Council through the annual budget adoption process; and find, pursuant to Milpitas Municipal Code Section I-2-3.03, that the award of multiple purchase orders within each supply category and the sole source and limited source awards identified in Attachment A are in the best interest of the City.

C11. Approve the Improvement Agreement with CDP Development, Inc., for an Amazon Distribution Warehouse Building Located at 1000 Gibraltar 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, or designee, to execute an Improvement Agreement between the City of Milpitas and CDP Development, Inc., secured by performance and labor and material bonds, each in the amount of \$2,915,746 for an Amazon distribution warehouse located at 1000 Gibraltar Drive.

C12. Approve City Council Requests to Attend the Milpitas Chamber of Commerce's 67th Annual Awards Ceremony (Staff Contact: Julie Minot, Senior City Manager Analyst, 408-586-3054)

Recommendation: Approve requests by Mayor Montano, Vice Mayor Barbadillo, Councilmembers Chua, Lam, and Lien, and City Manager Hopkins to attend the Milpitas Chamber of Commerce's 67th Annual Awards Ceremony on September 18, 2026 for an estimated total amount of \$600.

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. Approve the Draft Program Year 2025 Community Development Block Grant Consolidated Annual Performance and Evaluation Report (Staff Contact: John Hall, Housing Official, 408-586-3017)

Recommendation: (1) Approve the draft Program Year (PY) 2025 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER); and (2) Authorize the City Manager, or designee, to make necessary changes and submit the approved draft PY 2025 CAPER to the U.S. Department of Housing and Urban Development (HUD) to comply with CDBG requirements.

14. Receive a Presentation on the Red Light Camera Traffic Safety Program and Authorize the City Manager, or Designee, to Negotiate and Execute a Three-Year Agreement with Verra Mobility for Red Light Camera Equipment and Services (Staff Contact: Jared Hernandez, Chief of Police, 408-586-2406)

Recommendation: (1) Receive a presentation on the Red Light Camera Traffic Safety Program; and (2) Authorize the City Manager, or designee, to negotiate and execute an agreement for red light camera equipment and services with Verra Mobility for a three-year term in an amount not-to-exceed \$500,000 annually and a total of \$1,500,000 for the term of the agreement.

COMMUNITY SERVICES AND SUSTAINABLE INFRASTRUCTURE

15. **Receive a Presentation on the Condition of the Milpitas Community Center and Provide Direction (Staff Contact: Christian Di Renzo, Public Works Director, 408-586-2602; and Michael Silveira, City Engineer, 408-586-3303)**

Recommendation: Receive a presentation on the condition of the Milpitas Community Center and provide direction to proceed with the improvement or replacement option.

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.