



City Council Meeting

Draft Minutes

Tuesday, May 12, 2026
1:30 PM

Council Chambers

Closed Session at 9:30 a.m.

MATT MAHAN, MAYOR
ROSEMARY KAMEI, DISTRICT 1
PAMELA CAMPOS, DISTRICT 2
ANTHONY TORDILLOS, DISTRICT 3
DAVID COHEN, DISTRICT 4
PETER ORTIZ, DISTRICT 5
MICHAEL MULCAHY, DISTRICT 6
BIEN DOAN, DISTRICT 7
DOMINGO CANDELAS, DISTRICT 8
PAM FOLEY, VICE MAYOR, DISTRICT 9
GEORGE CASEY, DISTRICT 10

- **Call to Order and Roll Call**

9:30 a.m. – Closed Session. *See Pages 8-10 for the Closed Session Minutes.*

Present Councilmembers: Kamei, Campos, Tordillos, Ortiz, Mulcahy,
Doan, Candelas, Foley, Casey, Mahan.

Absent Councilmembers: Cohen.

1:30 p.m. – Regular Session.

Present Councilmembers: Kamei, Campos, Tordillos, Cohen (1:45 p.m.), Ortiz, Mulcahy,
Doan, Candelas, Foley, Casey, Mahan (1:35 p.m.)

Absent Councilmembers: All present.

- **Pledge of Allegiance**

Vice Mayor Pam Foley led the Pledge of Allegiance.

- **Invocation**

Author Eddie Garcia offered the invocation, reflecting on the history, resiliency, and contributions of the Mexican-American community in San José.

- **Orders of the Day**

None provided.

- **Adjournment Recognition**

The meeting was adjourned in memory of Thomas “Tommy” Nuñez, who passed away on April 24, 2026. A lifelong advocate for youth and a 30-year NBA referee, Tommy dedicated his life to encouraging young people to excel in both academics and athletics. As the founder of the National Hispanic Basketball Classic and the Tommy Nuñez Foundation, he brought together youth, including many from San José, to educate and empower them, raising awareness about the dangers and lasting consequences of drug use and dropping out of school.

- **Closed Session Report**

None provided.

1. CEREMONIAL ITEMS

1.1 Councilmember Bien Doan presented a proclamation declaring May 15, 2026, as Peace Officers Memorial Day, in honor of the City of San José, local, state, and federal peace officers who have died or been disabled in the line of duty.

1.2 Councilmember Michael Mulcahy presented a proclamation declaring May 2026 as Historic Preservation Month in the City of San José, recognizing historic sites, neighborhoods, and landmarks that reflect the City’s diverse history and heritage.

1.3 Councilmember Peter Ortiz presented a proclamation declaring May 5, 2026 as National Murdered and Missing Indigenous Women Awareness Day, recognizing, honoring, and raising awareness in the City of San José of the disproportionate violence, including murders and disappearances, affecting Indigenous women and girls across the United States.

2. CONSENT CALENDAR

Councilmember Domingo Candelas pulled item 2.8 for comment.

Public Comment: Brian Darby offered public comment regarding the Consent Calendar.

Action: Upon motion by Councilmember Domingo Candelas, seconded by Councilmember Rosemary Kamei, and carried unanimously, the Consent Calendar was approved as a whole, with the following actions taken as indicated. (11-0-0)

2.1 Approval of City Council Minutes.

- (a) Regular City Council Meeting Minutes of April 7, 2026.
- (b) Regular City Council Meeting Minutes of April 21, 2026.
- (c) Regular City Council Meeting Minutes of April 28, 2026.
- (d) City Council Study Session Meeting Minutes of April 13, 2026.

CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

Action: The City Council minutes were approved. (11-0-0)

2.2 Final Adoption of Ordinances.

None provided.

2.3 Approval of Council Committee Minutes.

- (a) Regular Joint Meeting for the Rules and Open Government Committee Minutes of February 11, 2026.
- (b) Regular Joint Meeting for the Rules and Open Government Committee Minutes of April 8, 2026.
- (c) Regular Joint Meeting for the Rules and Open Government Committee Minutes of April 15, 2026.
- (d) Regular Joint Meeting for the Rules and Open Government Committee Minutes of April 22, 2026.
- (e) Regular Joint Meeting for the Rules and Open Government Committee Minutes of April 29, 2026.
- (f) Regular Public Safety, Finance and Strategic Support Committee Minutes of April 16, 2026.
- (g) Regular Community & Economic Development Committee Minutes of April 27, 2026.

CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

Action: The committee minutes were approved. (11-0-0)

2.4 Mayor and Council Excused Absence Requests.

None provided.

2.5 City Council Travel Reports.

None provided.

2.6 Report from the Council Liaison to the Retirement Boards.

None provided.

2.7 Amendments to Agreements with Wells Fargo Bank, N. A. for Banking Services.

Adopt a resolution authorizing the City Manager or her designee to negotiate and execute amendments to extend the terms of the current agreements with Wells Fargo Bank, N. A. for general banking and merchant card services from July 1, 2026, to December 31, 2026, subject to the appropriation of funds.

CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Finance)

Action: **Resolution No. RES2026-118** was adopted regarding amendments to agreements with Wells Fargo Bank, N.A. for banking services. (11-0-0)

2.8 Financial Assistance Pilot Program for Water Customers.

Adopt a resolution authorizing the City Manager or her designee to establish and implement a financial assistance pilot program to support low-income and/or vulnerable customers of the San José Municipal Water System. CEQA: Not a Project, File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant physical impact on the environment. Council Districts 2, 4, 7, 8. (Finance/Environmental Services)

Councilmember Domingo Candelas discussed affordability concerns related to water services and expressed support for monitoring the effectiveness of the program.

Action: **Resolution No. RES2026-119** was adopted regarding the financial assistance pilot program for water customers. (11-0-0)

2.9 First Amendment to the Standard Consultant Agreement with Kitchell/CEM, Inc. for Consulting Services.

Adopt a resolution authorizing the Housing Director, or his designee, to negotiate and execute a First Amendment to the Master Consultant Agreement with Kitchell/CEM, Inc., to increase compensation by \$700,000, for a total maximum compensation not to exceed \$1,000,000, for owner's representative and construction management services for the City's housing development projects, for the term ending June 30, 2027. CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Housing)

Action: **Resolution No. RES2026-120** was adopted regarding the first amendment to the standard consultant agreement with Kitchell/CEM, Inc. for consulting services. (11-0-0)

3. STRATEGIC SUPPORT

3.1 Report of the City Manager, Jennifer Maguire (Verbal Report).

None provided.

3.2 Labor Negotiations Update

None provided.

3.3 Public Hearing on the 2026-2027 Proposed Operating and Capital Budgets and the 2026-2027 Proposed Fees and Charges for the City of San José.

Conduct a Public Hearing on the Proposed Operating and Capital Budgets for the Fiscal Year July 1, 2026, to June 30, 2027, the Proposed Five-Year Capital Improvement Program for 2027-2031, and the Proposed Fees and Charges Report for the Fiscal Year 2026-2027.

CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (City Manager)

Public Comment: Susan St. Claire, Karen, Joanna Becerra, Misrayn Mendoza, Jeremy Beirousse, Linda Phillips, Shannon Z., Deb Gordon, Larry McNary, Diana Hallock, Brian Darby, Kathleen Helsing, Marcelo Espiriti, Kathy Early, Georgia B., Kim G., Bao Trieu, Christine Bui, Hoang Thanh, Cuc Duong, Tuan Chu, Huynh Hong, and three anonymous speakers offered public comment.

No action taken on this item.

4. PUBLIC SAFETY SERVICES

No items provided.

5. TRANSPORTATION & AVIATION SERVICES

5.1 Amendment to the Airport Master Plan.

(a) Adopt a resolution approving the Addendum to the San José Mineta International Airport Master Plan Integrated Final Environmental Impact Report in accordance with the California Environmental Quality Act.

(b) Adopt a resolution approving the Major Amendment to the Airport Master Plan for the San José Mineta International Airport to update aviation demand forecasts and facility requirements, revise and refine the phased development program, and incorporate related technical and policy updates.

CEQA: File No. ER25-259, Addendum to the Norman Y. Mineta San José International Airport Master Plan Amendment Environmental Impact Report (Resolution No. 79497). (Planning Commission recommends approval (9-0-2; Nguyen and Young absent) (Item 5.a on the April 22, 2026, Planning Commission agenda). (Airport)

Mookie Patel, Director of Aviation, San José Airport; Patrick Hansen, Division Manager, San José Airport; Ryan Sheelen, Planner IV, San José Airport; and John Wilson, Planner III, San José Airport, offered the presentation and responded to questions from the Council.

Public Comment: Brian Darby offered public comment.

Action: Upon motion by Councilmember Michael Mulcahy, seconded by Councilmember Anthony Tordillos, and carried unanimously, (a) **Resolution No. RES2026-121** and (b) **Resolution No. RES2026-122** were adopted regarding amendments to the San José Mineta International Airport Master Plan. (11-0-0)

6. ENVIRONMENTAL & UTILITY SERVICES

6.1 Republic Services Solid Waste Services Rates

(a) Conduct a Public Hearing to confirm that the proposed Maximum Commercial Solid Waste Services Rates for Fiscal Year 2026-2027 are consistent with the terms of the Commercial Solid Waste and Recyclable Materials Collection Franchises Agreement between the City of San José and Allied Waste Services of North America, LLC, dba Republic Services.

(b) Adopt a resolution increasing the Maximum Commercial Solid Waste Services Rates in the City of San José for Fiscal Year 2026-2027 by 3.29 percent pursuant to the Commercial Solid Waste and Recyclable Materials Collection Franchises Agreement between the City of San José and Allied Waste Services of North America, LLC, dba Republic Services, including the total costs for organics processing services.

CEQA: Statutorily Exempt pursuant to CEQA Guidelines Section 15273, File No. PP17-005 Statutory Exemption for Adjustments to Fees, Rates and Fares without expansion of services. (Environmental Services)

No presentation provided.

Public Comment: None provided.

Action: Upon motion by Councilmember Peter Ortiz, seconded by Vice Mayor Pam Foley, and carried unanimously,

(a) a public hearing was conducted to confirm that the proposed maximum commercial solid waste services rates for Fiscal Year 2026-2027 are consistent with the terms of the Commercial Solid Waste and Recyclable Materials Collection Franchises Agreement between the City of San José and Allied Waste Services of North America, LLC, dba Republic Services; and

(b) **Resolution No. RES2026-123** was adopted, increasing the maximum commercial Solid Waste Services Rates in the City of San José for Fiscal Year 2026-2027. (11-0-0)

7. NEIGHBORHOOD SERVICES

No items provided.

8. COMMUNITY & ECONOMIC DEVELOPMENT

8.1 2026 Major Events Status Report.

As recommended by the Community and Economic Development Committee on April 27, 2026, accept the post-event report of Super Bowl LX and the NCAA Men's Basketball West Regional Games, and the status report on planning updates and coordination efforts for the FIFA World Cup.

CEQA: Not a Project, File No. PP17-009; Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (City Manager/Economic Development and Cultural Affairs) [Community and Economic Development Committee referral 4/27/2026 - Item(d)3]

Jen Baker, Director, City Manager's Office of Economic Development and Cultural Affairs; Rosalynn Hughey, Deputy City Manager, City Manager's Office; Tommy O'Hare, 2026 Sports and Special Events Director, City Manager's Office; and John Poch, Executive Director, San José Sports Authority, offered the presentation and responded to questions from the Council.

Public Comment: None provided.

Paul Joseph, Police Chief, San José Police Department, responded to questions from the Council.

Action: Upon motion by Vice Mayor Pam Foley, seconded by Councilmember Rosemary Kamei, and carried unanimously, the post-event report of Super Bowl LX and the NCAA Men’s Basketball West Regional Games, and the status report on planning updates and coordination efforts for the FIFA World Cup, were accepted. (11-0-0)

8.2 Establishment of the East Village Business Improvement District and Approval to Levy Assessments in the East Village Business Improvement District for Fiscal Year 2026-2027. - ITEM DEFERRED TO 6/2/2026 PER ADMINISTRATION

- (a) Conduct a public hearing and approve an ordinance to establish the East Village Business Improvement District.
- (b) Conduct a public hearing and adopt a resolution approving the Business Improvement District Management Plan and the levy of assessments for the East Village Business Improvement District for Fiscal Year 2026-2027.
- (c) Adopt a resolution authorizing the City Manager or her designee to negotiate and execute an agreement with East Santa Clara Street Revitalization Association Inc. (DBA East Village Business Association) for the administration of the East Village Business Improvement District.
CEQA: Not a Project, File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant impact on the environment.
Council District 3. (Economic Development and Cultural Affairs)

DEFERRED TO 6/2/2026 PER ADMINISTRATION

9. REDEVELOPMENT – SUCCESSOR AGENCY

No items provided.

10. LAND USE

10.1 Land Use on Consent Calendar

No items provided.

END OF CONSENT CALENDAR

10 Land Use – Regular Agenda

No items provided.

• Open Forum

- 1. Brian Darby referenced historical consequences of hateful actions.
- 2. Azazel H. spoke to concerns related to translation access, homelessness outreach coordination, and healthcare continuity for unhoused residents.
- 3. Ray Carrillo spoke regarding concerns related to an abandoned gas station on East Santa Clara Street, including safety, security, and code enforcement issues.
- 4. Elaina Churchill spoke regarding concerns related to an outstanding arrest warrant and attention to an invasive vine that is poisoning dogs in her neighborhood.

• Adjournment

The Council of the City of San José adjourned the meeting at 4:23 p.m., in memory and honor of Thomas “Tommy” Nuñez



SUSANA ALCALA WOOD, CITY ATTORNEY
Office of the City Attorney

SAN JOSÉ CITY COUNCIL CLOSED SESSION AGENDA

May 12, 2026

Present Councilmembers: Kamei, Campos, Tordillos, Ortiz, Mulcahy, Doan, Candelas, Foley, Casey, Mahan.

Absent Councilmembers: Cohen.

Place: City Hall Conference Room W-133

Time: 9:30 a.m.

Items discussed:

A. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Negotiator: Aram Kouyoumdjian, Director of Employee Relations

Employee Organizations:

- 1. Organization or Name and Title of Unrepresented Employees: **Association of Building, Mechanical and Electrical Inspectors (ABMEI)**
 Nature of negotiations: wages/salaries, hours, working conditions, etc.
 Name of Existing Contract or MOA: Memorandum of Agreement – City of San José and Association of Building, Mechanical and Electrical Inspectors (ABMEI)
 How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/abmei>
 Telephone – Employee Relations: (408) 535-8150

- 2. Organization or Name and Title of Unrepresented Employees: **Association of Engineers & Architects (AEA)**
 Nature of negotiations: wages/salaries, hours, working conditions, etc.
 Name of Existing Contract or MOA: Memorandum of Agreement — City of San José and Association of Engineers & Architects (AEA)

How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/aea>
Telephone – Employee Relations: (408) 535-8150

3. Organization or Name and Title of Unrepresented Employees: **Association of Legal Professionals of San José (ALP)**

Nature of negotiations: wages/salaries, hours, working conditions, etc.

Name of Existing Contract or MOA: Memorandum of Agreement – City of San José and Association of Legal Professionals of San José

How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/alp>
Telephone – Employee Relations: (408) 535-8150

4. Organization or Name and Title of Unrepresented Employees: **Association of Maintenance Supervisory Personnel (AMSP)**

Nature of negotiations: wages/salaries, hours, working conditions, etc.

Name of Existing Contract or MOA: City of San José - Association of Maintenance Supervisory Personnel (AMSP) Benefit & Compensation Summary

How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/amsp>
Telephone – Employee Relations: (408) 535-8150

5. Organization or Name and Title of Unrepresented Employees: **City Association of Management Personnel Agreement (CAMP)**

Nature of negotiations: wages/salaries, hours, working conditions, etc.

Name of Existing Contract or MOA: Benefit & Compensation Summary — City of San José and City Association of Management Personnel Agreement

How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/camp>
Telephone – Employee Relations: (408) 535-8150

6. Organization or Name and Title of Unrepresented Employees: **Municipal Employees’ Federation, AFSCME Local 101, AFL-CIO (MEF)**
- Nature of negotiations: wages/salaries, hours, working conditions, etc.
- Name of Existing Contract or MOA: Memorandum of Agreement — City of San José and Municipal Employees’ Federation, AFSCME Local 101, AFL-CIO
- How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/mef>
Telephone – Employee Relations: (408) 535-8150
7. Organization or Name and Title of Unrepresented Employees: **San José Police Dispatchers’ Association (SJPDA)**
- Nature of negotiations: wages/salaries, hours, working conditions, etc.
- Name of Existing Contract or MOA: Memorandum of Agreement – City of San Jose and Municipal Employees’ Federation (MEF), AFSCME, Local 101
- How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/sjpda>
Telephone – Employee Relations: (408) 535-8150