City Council Meeting
Amended Agenda

Tuesday, September 29, 2026

1:30 PM

Hybrid Meeting - Council Chambers and Virtually -
https://sanjoseca.zoom.us/j/98221474336

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

Please scroll to the end for information about the City Council Agenda and for the Rules of Conduct of the meeting.

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26-602 Language Access Instructions / Instrucciones de interpretación / Hướng dẫn diễn giải

Attachments Language Access Page
How to Use Wordly illustration

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• Adaptaciones para discapacitados serán proporcionadas a pedido. Mande correo electrónico ADA@sanjoseca.gov; Llame (408) 535-8430.
• Bất kỳ ai trong công-đồng cần sự hỗ-trợ xin gửi điện-thư cho Điều-phối-viên ADA theo địa-chỉ ADA@sanjoseca.gov hoặc gọi đến số (408) 535-8430.

THE LEVINE ACT

The Levine Act requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than $500 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution. For more information: https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act

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1) Cable Channel 24
2) https://sanjoseca.gov/news-stories/watch-a-meeting
3) https://youtube.com/CityofSanJoseCalifornia

How to provide spoken Public Comment:

1) By Phone: (888) 475 4499. Webinar ID is 982 2147 4336. Alternative phone numbers are: US: +1 (213) 338 8477 or +1 (408) 638 0968 or (877) 853 5257 (Toll Free)
a. When prompted to enter your Participant ID, please dial the pound symbol (#); If you would like to raise or lower your hand at any time, please dial * 9. You may dial * 6 to mute/unmute.
2) Online at: https://sanjoseca.zoom.us/j/98221474336
a. Use a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause audio feedback.
b. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
c. When the Mayor calls for the item on which you wish to speak, click on "raise hand." When we reach your name, the City Clerk will give you permission to speak and a pop up will appear on your screen letting you know it is your turn.
d. When called, please limit your remarks to the time limit allotted.
3) In Person:

Fill out a Speaker's Card and submit it to boxes at the bottom of the Chambers. Do this before the meeting or before the item is heard. This will ensure that the name on the card is called for the item(s) that you wish to address, and it will help ensure the meeting runs smoothly for all participants by calling speakers in an orderly manner. You may remain anonymous, but please fill out a card so we may call you. You can put "anonymous speaker" or "no name" on the card. When the Council reaches your item on the agenda, the Mayor will open the public hearing and call your name. Please address the Council from the podium, which is located to the left of the City Clerk's table. To assist you in tracking your speaking time, there is a display on the podium and on the screen above you. On the podium, the green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and the red light turns on when your speaking time is up.

How to submit written Public Comment before the City Council Meeting

Members of the public are encouraged to submit written comments to the City Council via eComment on the legistar calendar page (the eComment is the column on the far right). Click "eComment," and it will take you to the eComment page to leave comments via an easy webform. Alternatively, you may still email at city.clerk@sanjoseca.gov. Those emails will be attached to the Council Item under "Letters from the Public." Please identify the Agenda Item Number in the subject line of your email.

eComments post immediately to the website. For emailed comments, submit them no earlier than 10 days before the meeting and no later than 5:00 p.m. on the day before the meeting. Comments received after 5:00 p.m. on the day before the meeting may still be posted before the meeting, depending on the volume of submissions received.

You may speak to the City Council about any discussion item that is on the agenda and under Open Forum for City Business that is not on the agenda.

- Call to Order and Roll Call

Under Government Code § 54953.8.3, Mayor Matt Mahan will participate via teleconference for "Just Cause" (official City travel). This is his first of seven allowed uses this year.

9:30 a.m.- Closed Session, Call to Order in Council Chambers
Open Session, Labor Negotiations Update (See Item 3.2)
Adjourn to Closed Session in Council Chambers Conference Room, W133
See Separate Agenda

26-990 Closed Session Agenda

Attachments Closed Session Agenda

1:30 p.m.- Regular Session, Council Chambers, City Hall

- Pledge of Allegiance
- Invocation (District 8)

Kuumba

- Orders of the Day

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

- Adjournment Recognition
- Closed Session Report

To be heard after Ceremonial Items

1. CEREMONIAL ITEMS

1.1 Presentation of a commendation recognizing On Lok's 55th Anniversary and honoring the organization for 55 years of providing innovative, comprehensive, and compassionate health, medical, and social services to older adults throughout the San Francisco Bay Area including the City of San José, helping frail seniors remain independent in their homes rather than requiring care in a nursing facility. (Casey)

1.2 Presentation of a proclamation declaring September 2026 as Transit Month in the City of San José, commemorating public transportation, celebrating those who make this vital infrastructure work, and recognizing their efforts in keeping our communities connected. (Campos)

1.3 Presentation of a proclamation recognizing International Day of the Girl, celebrating the achievements, leadership, and potential of girls and reaffirming the City of San José's commitment to creating opportunities for girls to thrive, lead, and shape their communities. (Foley, Kamei & Campos)

2. CONSENT CALENDAR

Notice to the public: There will be no separate discussion of Consent Calendar items as they are considered to be routine by the City Council and will be adopted by one motion. If a member of the City Council requests discussion on a particular item, that item may be removed from the Consent Calendar and considered separately.

2.1 Approval of City Council Minutes.

2.2 Final Adoption of Ordinances.

26-1023 Final Adoption of Ordinances.

Recommendation: (a) Ordinance No. 31351 - An Ordinance of the City of San José Amending Chapter 20.160 of Title 20 of the San José Municipal Code Related to Requests for Reasonable Accommodation.
[Passed for Publication on 9/15/2026 - Item 10.1(a)(1) (26-951)]

2.3 Approval of Council Committee Minutes.

26-1022 **Approval of Council Committee Minutes.**

Recommendation: (a) Regular Joint Meeting for the Rules and Open Government Committee Minutes of September 9, 2026.
(b) Regular Joint Meeting for the Rules and Open Government Committee Minutes of September 16, 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.

Attachments (a) 09/09/2026 ROGC Minutes
(b) 09/16/2026 ROGC Minutes

2.4 Mayor and Council Excused Absence Requests.

26-1038 **Mayor and Council Excused Absence Requests.**

Recommendation: Request for an excused absence for Councilmember Kamei from the regular meeting of Rules and Open Government Committee and Committee of the Whole on October 7, 2026, due to authorized City business to attend the regular meeting of Local Agency Formation Commission of Santa Clara County (Santa Clara LAFCO).
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (Kamei)
[Rules Committee referral 9/23/2026 - Item A.1.a]

Attachments Memorandum

2.5 City Council Travel Reports.

2.6 Report from the Council Liaison to the Retirement Boards.

2.7 26-991 **Amendment to the Lease of Airport Premises Agreement with Jett Pro Line Maintenance.**

Recommendation: Adopt a resolution authorizing the City Manager or her designee to negotiate and execute the Ninth Amendment to the Lease of Airport Premises Agreement between the City of San José and Jett Pro Line Maintenance, extending the term for three years from the current expiration date of November 30, 2026, through November 30, 2029.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment.
(Airport)

Attachments Memorandum

2.8 26-992 **Amendment to the On-Airport Lease Agreement for General Services Administration Public Building Service.**

Recommendation: Adopt a resolution authorizing the City Manager or her designee to negotiate and execute the 14th Amendment to the federal On-Airport Lease Agreement between the City of San José and the United States of America, through the General Services Administration Public Building Service, extending the term of the agreement to June 30, 2032, to set the annual rent amount retroactive to July 1, 2026, and to set fixed annual increases of three percent to the rental rate.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment.
(Airport)

Attachments Memorandum

2.9 26-993 **Amendment to the Lease of Airport Premises Agreement with PrimeFlight Aviation Services, Inc.**

Recommendation: Adopt a resolution authorizing the City Manager or her designee to negotiate and execute the Sixth Amendment to the Lease of Airport Premises Agreement between the City of San José and PrimeFlight Aviation Services, Inc., extending the term for five years from the current expiration date of October 31, 2026, through October 31, 2031.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment.
(Airport)

Attachments Memorandum

2.10 26-994 **First Amendment to the Master Consultant Agreement with HF&H Consultants, LLC, for Commercial Solid Waste Collections and Processing Program Services.**

Recommendation: Approve the First Amendment to the Master Consultant Agreement with HF&H Consultants, LLC, for the redesign of commercial solid waste collections and processing program and for the request for proposal solicitation program services, increasing the maximum total compensation from $380,000 to $480,000.
CEQA: Not a Project, File No. PP17-002, Consultant services for design, study, inspection, or other professional services with no commitment to future action. (Environmental Services)

Attachments Memorandum
Agreement

2.11 26-1008 **Interim Independent Police Auditor's Travel to Louisville, Kentucky.**

Recommendation: Authorize travel for Interim Independent Police Auditor Dwight White to Louisville, Kentucky, from November 8 to 12, 2026, to participate in the National Association for Civilian Oversight of Law Enforcement Annual Training. Source of Funds: General Fund/Independent Police Auditor's Non-Personal/Equipment Appropriation.
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (Independent Police Auditor)

Attachments Memorandum

2.12 26-995 **Amendment to the Grant Agreement Between the City of San José and San José Public Library Foundation.**

Recommendation: Adopt a resolution authorizing the City Manager or her designee to negotiate and execute a first amendment to the grant agreement between the City of San José and San José Public Library Foundation, increasing the total not-to-exceed amount from $1,100,000 to $1,300,000 and increasing the fiscal administration for the SJ Access Grant Program from $20,000 to $220,000.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Library)

Attachments Memorandum

2.13 26-996 **Third Amendment to the Agreement with CFKAA Holdings, LLC for Tow Administrator Services.**

Recommendation: Adopt a resolution authorizing the City Manager or her designee to negotiate and execute the Third Amendment to the Agreement with CFKAA Holdings, LLC., for tow administrator services to:
(a) Amend the terms of the Agreement to include certain provisions related to the towing of vehicles to and from the Police Warehouse by officers in the Police Department, subject to the appropriation of funds: and
(b) Increase the maximum total compensation by $150,000 for a new not-to-exceed amount of $4,363,076 for the remaining option terms, 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. (Police)

Attachments Replacement Memorandum, 9/24/26

2.14 26-997 **First Amendment to the Design Consultant Contract with Kimley-Horn and Associates, Inc. for the Race Street/Parkmoor Avenue Safety Improvements Project.**

Recommendation: Adopt a resolution authorizing the City Manager or her designee to negotiate and execute the First Amendment to the Design Consultant Contract with Kimley-Horn and Associates, Inc., to increase the contract amount by $12,230, from $648,000 to $660,230 to complete additional traffic analysis.
CEQA: Not a Project, File No. PP17-002, Consultant services for design, study, inspection, or other professional services with no commitment to future action. Council District 6. (Transportation)

Attachments Memorandum

2.15 26-998 **Grant Application to the Metropolitan Transportation Commission Safe Routes to Transit and Bay Trail Program Grant Cycle 2 for the Highway 237 Trail Rail Crossing Improvement Project.**

Recommendation: Adopt a resolution authorizing the City Manager or her designee to submit a grant application and cover letter to the Metropolitan Transportation Commission Safe Routes to Transit and Bay Trail Program Cycle 2 for the Highway 237 Trail Rail Crossing Improvement Project.
CEQA: Not a Project, File No. PP17-006, Grant Application with no commitment or obligation to enter into an agreement at the time of application. Council District 4. (Transportation)

Attachments Memorandum
Resolution
Letter from BPAC

2.16 26-1045 **Status Report on the November 2018 Ballot Measure T - The Disaster Preparedness, Public Safety, and Infrastructure General Obligation Bond. - RENUMBERED FROM ITEM 3.4 (26-1002)**

Recommendation: Accept the bi-annual status report on the work plan and implementation updates for projects included in the approved 2018 Measure T - The Disaster Preparedness, Public Safety, and Infrastructure General Obligation Bond.
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approval of any City action. (Public Works)

Attachments Memorandum

2.17 26-1041 **Request for Travel.**

Recommendation: As recommended by the Rules and Open Government Committee on September 23, 2026, authorize travel, accept travel payments to the City of San José, and designate:
(a) Mayor Mahan and Mayor's Chief Communications and Public Information Officer Tasha Dean as the City representatives to attend the Teach for America's 35th Anniversary Summit on October 3, 2026. Source of Funds: Teach for America and Mayor's Office Budget.
(b) Mayor's Chief of Staff Sarah Zárate as the City representative to participate in the Bloomberg Center for Cities at Harvard University Project on Municipal Innovation from October 7-9, 2026. Source of Funds: Bloomberg Philanthropies and Mayor's Office Budget.
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (Mayor)
[Rules Committee referral 9/23/2026 - Item B.2]

Attachments Memorandum

2.18 26-1044 **Approval of District 1 San Jose Sharks Community Funds for California Association of Local Agency Formation Commissions.**

Recommendation: As recommended by the Rules and Open Government Committee on September 23, 2026, approve a $500 grant to the California Association of Local Agency Formation Commissions to support its annual CALAFCO Conference from October 21-23, 2026, and leadership development programs.
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative activities resulting in no changes to the physical environment. (Kamei)
[Rules Committee referral 9/23/2026 - Item B.3]

Attachments Memorandum

3. STRATEGIC SUPPORT

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

3.2 Labor Negotiations Update.

Accept Labor Negotiations Update.
TO BE HEARD AT 9:30 A.M.

3.3 26-1001 **City Manager's Office of Economic Development and Cultural Affairs Performance Measures Audit Report.**

Recommendation: As recommended by the Community and Economic Development Committee on August 24, 2026, accept the audit report on the City Manager's Office of Economic Development and Cultural Affairs performance measures.
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 Auditor)
[Community and Economic Development Committee 8/24/2026 - Item (d)1]

Attachments Memorandum
Presentation, 8/24/26, CED
Letter from the Public

3.4 26-1002 **Status Report on the November 2018 Ballot Measure T - The Disaster Preparedness, Public Safety, and Infrastructure General Obligation Bond. - RENUMBERED TO ITEM 2.16 (26-1045)**

Attachments Memorandum

3.5 26-1021 **Temporary Moratorium Related to Detention and Custodial Facility on Private and Public Property.**

Recommendation: Adopt an interim ordinance establishing a temporary moratorium on the filing, acceptance, processing, or approval of all applications for the establishment, expansion, or change of use for detention and custodial facilities on private and public property to the extent permitted under state and federal law, with certain exemptions and setting forth the facts constituting such temporary moratorium.
PLEASE NOTE: APPROVAL OF THIS ORDINANCE REQUIRES AFFIRMATIVE VOTES OF NINE MEMBERS OF THE CITY COUNCIL. Cal. Gov. Code §65858(b).
CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment.
(Mayor, Campos, Ortiz, Doan, and Candelas)
[Rules Committee referral 8/12/2026 - Item C.1]
[Referred from 9/15/2026 - Item 3.3 (26-934)]

Attachments
Memorandum
Supplemental Memorandum, 9/4/26
Supplemental Memorandum, 9/10/26
Supplemental Memorandum, 9/17/26
Memorandum from Mayor, 9/14/26
Ordinance
Letters from the Public

4. PUBLIC SAFETY SERVICES

5. TRANSPORTATION & AVIATION SERVICES

5.1 26-1003 **Actions Related to the 10693 - SJC Terminal Elevator Replacement Project.**

Recommendation: Adopt a resolution authorizing the Director of Public Works or his designee to:
(a) Award and execute a contract for the construction of the 10693 - SJC Terminal Elevator Replacement Project to the lowest responsive, responsible bidder, in an amount not to exceed $9,415,000;
(b) Decide any timely bid protest(s) and make the City's final determination as to the lowest responsive bidder that is responsible as needed to award the contract; and
(c) Approve a 15% contingency amount of the contract for the construction of the project.
CEQA: Determination of Consistency with the Norman Y. Mineta San José International Airport Master Plan Amendment Environmental Impact Report, (Resolution No. 79497), File No. ER22-279. (Public Works/Airport)

Attachments Memorandum
Resolution

5.2 26-1004 **Parking Meter and Garage Rates and Hours.**

Recommendation: Adopt a resolution to amend the City's Master Parking Rate Schedule for municipal on and off-street parking facilities to:
(a) Authorize a parking garage special event flat rate range, at the Market/San Pedro Square, Third Street, Second/San Carlos, Fourth Street and Third/Santa Clara (The Globe) Garages, of $13-$35, effective October 2026;
(b) Authorize a parking garage daily incremental rate, at the Market/San Pedro Square, Third Street, Second/San Carlos, Fourth Street, Third/Santa Clara (The Globe), and Convention Center Garages, of $1.25 per 15 minutes, effective October 2026;
(c) Authorize the Downtown Employee Discounted Permit Parking Program to provide a 50% discount off the Global Monthly Permit rate for employees working at businesses located within the city's meter districts and earning a wage no greater than 50% over the city's current minimum wage, not including gratuities, effective October 2026;
(d) Authorize the extension of 90-minutes free parking to the Convention Center Garage on non-event days, effective September 2026 - June 2027;
(e) Authorize a parking meter hourly rate of $3 per hour Monday-Saturday, except Sundays and holidays at meters located within Parking Meter District 1a-Downtown, effective July 2027;
(f) Authorize a parking meter hourly rate of $3 per hour, on days/times of operation specified on the meter, at meters located within Parking Meter Districts 1b-South First Street/University, and 5-Arena/Diridon Area, effective July 2027;
(g) Authorize parking meter operating hours of 9 a.m. - 9 p.m. Monday-Saturday, except Sundays and holidays at meters located within Parking Meter District 1a-Downtown, effective July 2028;
(h) Authorize parking meter operating hours of 9 a.m. - 9 p.m., on days/times of operation specified on the meter, at meters located within Parking Meter Districts, 1b-South First Street/University, and District 5-Arena/Diridon, Area effective July 2028;
(i) Authorize a parking garage special event flat rate range, at the Market/San Pedro Square, Third Street, Second/San Carlos, Fourth Street Garages, and Third/Santa Clara (The Globe) Garages of $15-$35, effective July 2029;
(j) Authorize a parking meter hourly rate of $4 per hour Monday-Saturday, except Sundays and holidays at meters located within Parking Meter District 1a-Downtown, effective July 2030;
(k) Authorize a parking meter hourly rate of $4 per hour, on days/times of operation specified on the meter, at meters located within Parking

Meter Districts 1b-South First Street/University, and 5-Arena/Diridon Area, effective July 2030; and
(l) Authorize a parking meter hourly rate of $3 per hour Monday-Saturday, except Sundays and holidays at meters located within Parking Meter Districts 2-East Santa Clara Neighborhood, 3-Japantown Neighborhood, and 4-First and Younger Neighborhood, effective July 2030.
CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment.
Council Districts 3 and 6. (Transportation/City Manager)
[Deferred from 6/23/2026 - Item 2.21 (26-760); 8/11/2026 - Item 5.1 (26-835); and 9/15/2026 - Item 5.1 (26-931)]

Attachments
Memorandum
Memorandum from Tordillos, 9/29/26
Resolution
Presentation - est. 15 minutes
Letters from the Public - 1 of 3
Letters from the Public - 2 of 3
Letters from the Public - 3 of 3

6. ENVIRONMENTAL & UTILITY SERVICES

6.1 26-1005 **Approval of First Amendment to the Agreement with the County of Santa Clara for Participation in the Household Hazardous Waste Collection Program.**

Recommendation: Approve the First Amendment to the Agreement for Countywide Household Hazardous Waste Collection Program with the County of Santa Clara, increasing compensation by $4,083,373 from $1,200,000, for a not to exceed total compensation of $5,283,373, for Fiscal Years 2024-2025 through 2026-2027, retroactive to September 18, 2025.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment.
(Environmental Services)
[Deferred from 9/1/2026 - Item 2.7 (26-887)]

Attachments
Memorandum
Agreement

7. NEIGHBORHOOD SERVICES

8. COMMUNITY & ECONOMIC DEVELOPMENT

9. REDEVELOPMENT – SUCCESSOR AGENCY

10. LAND USE

Notice to the public: There will be no separate discussion of Land Use Consent Calendar (Item 10.1) as they are considered to be routine by the City Council and will be adopted by one motion. If a member of the City Council requests discussion on a particular item, that item will be removed from the Land Use Consent Calendar (Item 10.1) and considered separately.

10.1 Land Use on Consent Calendar - TO BE HEARD IMMEDIATELY AFTER CONSENT

(a) 26-1006 **CP26-007 & ER26-061 - Conditional Use Permit and Determination of Public Convenience or Necessity for Certain Real Property Located at 184 South Market, Suite 120 (Sakura Market).**

Recommendation: Adopt a resolution approving, subject to conditions, a Conditional Use Permit and Determination of Public Convenience or Necessity to allow the off-sale of alcohol (Type 21 - full range of alcoholic beverages) at an existing approximately 7,382-square-foot specialty supermarket (Sakura Market) on an approximately 0.9-gross-acre site.
CEQA: Categorically Exempt, CEQA Guidelines Section 15301(a), Existing Facilities. Planning Commission recommends approval (10-0-1; Bhandal absent) (Item 4.d. on the 8/26/2026 Planning Commission Agenda). Council District 3. (Planning, Building, and Code Enforcement)

Attachments Memorandum
Resolution

END OF CONSENT CALENDAR

10 Land Use - Regular Agenda

- Open Forum

Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the City Council. Members of the public may only speak at Open Forum once.

- Adjournment

- Notice of City Engineer's Pending Decision on Final Maps

FOR RECEIPT:

Tract: 10711
Location: Northeast Corner of Camden Avenue and Singletree Way
District: 10
Lots/Units: 1/108
Type: Condominium Townhomes, SFA
Developer: Mana Camden Fund, LLC

FOR APPROVAL:

Tract: 10633
Location: 4146 Mitzi Drive. Roughly 100 ft south of Mitzi Drive and Piper Drive intersection.
District: 1
Lots/Units: 2/14
Type: SFA/MFA
Proposed Decision: Approved
Developer: Bright Bay Homes, LLC

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection online at https://sanjose.legistar.com/Calendar.aspx or at the Office of the City Clerk at San José City Hall, 200 E. Santa Clara Street, Tower 14th Floor, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. Please go to the Clerk's Records Database https://records.sanjoseca.gov/Pages/Search.aspx for the final document, or you many also contact the Office of the City Clerk at (408) 535-1260 or city.clerk@sanjoseca.gov.

JOINT CITY OF SAN JOSE CITY COUNCIL/FINANCING AUTHORITY AGENDA

1:30 p.m. September 29, 2026 Council Chambers

- Call to Order and Roll Call

1. 26-1007 **Subordinate Wastewater Commercial Paper Program. - TO BE HEARD AFTER ITEM 10.1(a)**

Recommendation: (a)Adopt a resolution of the City of San José approving the issuance and sale of City of San José Financing Authority Subordinate Wastewater Revenue Commercial Paper Notes from time to time in an aggregate principal amount not to exceed $200 million outstanding at any one time, approving in substantially final form a Commercial Paper Offering Memorandum, one or more Commercial Paper Dealer Agreements, an Issuing and Paying Agent Agreement, a Subordinate Installment Purchase Contract, a Reimbursement Agreement, and a Fee Agreement and authorizing the City Manager and other authorized officers of the City to execute and deliver these documents and any other related documents as necessary in connection with the issuance and sale of the Commercial Paper Notes from time to time, and authorizing the negotiation, execution and delivery of documents necessary or advisable from time to time to provide for one or more extensions of the Letter of Credit supporting the Commercial Paper Notes, provided that no such extension shall require the payment of a facility fee rate (as defined in the fee agreement) of more than 1.00% based on the obligor ratings (as defined in the Reimbursement Agreement) in effect as of the date of any such extension.
(b) Adopt a resolution of the City of San José Financing Authority Board authorizing the issuance and sale of its Subordinate Wastewater Revenue Commercial Paper Notes from time to time in an aggregate principal amount not to exceed $200 million outstanding at any one time, approving in substantially final form a Commercial Paper Offering Memorandum, one or more Commercial Paper Dealer Agreements, an Issuing and Paying Agent Agreement, a Subordinate Installment Purchase Contract, a Reimbursement Agreement, and a Fee Agreement, and authorizing the Executive Director and other authorized officers of the Authority to execute and deliver these documents and any other related documents as necessary in connection with the issuance and sale of the Commercial Paper Notes from time to time, and authorizing the negotiation, execution and delivery of documents necessary or advisable from time to time to provide for one or more extensions of the Letter of Credit supporting the Commercial Paper Notes, provided that no such extension shall require the payment of a Facility Fee Rate (as defined in the Fee Agreement) of more than 1.00% based on the obligor ratings (as defined in the Reimbursement Agreement) in effect as of the date of any such extension.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Finance/Environmental Services)

Attachments
Memorandum
(a) Resolution
(b) Resolution
Agreement - Fee
Agreement - Form Dealer
Agreement - Issuing and Paying Agent
Agreement - Reimbursement
Agreement - Subordinate Installment Purchase Contract
Agreement - Offering Memorandum
Presentation - est. 10 minutes

- Public Comment

Members of the public may comment on agendized item only at this Joint Meeting. There will be no Open Forum. Cal. Govt. Code §54954.3(a).

- Adjournment

ADJOURN THE MEETING OF THE JOINT CITY OF SAN JOSE CITY COUNCIL/FINANCING AUTHORITY AND RECONVENE THE MEETING OF THE CITY COUNCIL

ABOUT THE AGENDA

The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.

Welcome to the San José City Council meeting!

This Agenda contains both a Consent Calendar section for routine business items that require Council approval, and general business items arranged to correspond with San José's City Service Areas (CSAs). City Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the City provides to the community. They are:

- **Strategic Support** - The internal functions that enable the CSAs to provide direct services to the community in an effective and efficient manner.
- **Public Safety** - Commitment to excellence in public safety by investing in neighborhood partnerships as well as prevention, enforcement, and emergency preparedness services.
- **Transportation & Aviation Services** - A safe and efficient transportation system that contributes to the livability and economic health of the City; and provide for the air transportation needs of the community and the region at levels that is acceptable to the community.
- **Environmental and Utility Services** - Manage environmental services and utility systems to ensure a sustainable environment for the community.
- **Neighborhood Services** - Serve, foster, and strengthen community by providing access to lifelong learning and opportunities to enjoy life.
- **Community & Economic Development** - Manage the growth and change of the community in order to create and preserve healthy neighborhoods and ensure a diverse range of employment and housing opportunities.

The San José City Council meets every Tuesday at 1:30 p.m. and Tuesday at 6 p.m. as needed, unless otherwise noted. The City Council, or less than a quorum, may adjourn any regular, special or adjourned meeting to a later date, time and place specified in the order of adjournment. If all members are absent, the City Clerk may declare the meeting adjourned to a stated date, time and place. If you have any questions, please direct them to the City Clerk's staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at https://sanjose.legistar.com/Calendar.aspx. Council Meetings are televised live and rebroadcast on Channel 24.

CITY OF SAN JOSE CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome discussion and debate of public policy in an atmosphere of fairness, courtesy, and respect for differing points of view. All participants shall comply with this policy regardless of the format of the meeting.

1. **Public Meeting Decorum:**
   a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This includes making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
   b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact, including conduct prohibited by City Administrative Manual Policy 1.1.1, Discrimination and Harassment.
   c) Cellular phones and electronic devices must be silenced. Use of such devices shall not interfere with or disrupt the conduct of the meeting.
   d) Appropriate attire, including shoes, shirts, and lower body garments are required in the Council Chambers and Committee Rooms at all times.
   e) Persons in the audience will not place their feet on the seats in front of them.
   f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
   g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to security screening.
2. **Signs, Objects or Symbolic Material:**
   a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
      - Maximum size: 2 feet by 3 feet.
      - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
      - The items cannot create a building maintenance problem or a fire or safety hazard.
   b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
   c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is reasonably determined by security personnel to present a legitimate safety risk. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.
3. **Addressing the Council, Successor Agency Board, Committee, Board or Commission:**
   a) Persons wishing to speak on an agenda item or during open forum are requested to follow

established sign-up procedures.

b) Meeting attendees are usually given one (1) minute to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.

c) The Chair may limit overall time allotted to public comments, pursuant to California Government Code Section 54954.3(b)(1).

d) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum in which case comments must be under the subject matter jurisdiction of the applicable legislative body.

e) Speakers' comments should be addressed to the full body. Speakers may be reminded to direct comments to the full body rather than engaging individual Mayor, Council Members, Board Members, Commissioners or Staff in conversation

f) Speakers may not engage in conduct that actually disrupts, delays, or materially interferes with the orderly conduct of the meeting or the ability of others to attend, listen, observe, or participate in the meeting. Any person engaging in any of the following conduct may, after warning when feasible, forfeit the remainder of their speaking time, be muted, removed from the meeting, or excluded from further participation as authorized by law:

- True threats of violence or unlawful intimidation;
- Conduct that materially interferes with another person's ability to attend, listen to, observe, or provide public comment;
- Repeated or intentional abuse of meeting procedures or speaking processes in a manner that disrupts the orderly conduct of the meeting;
- Technologically disruptive conduct, including blasting audio, generating excessive noise or feedback, repeated attempts to rejoin after lawful removal, use of automated or coordinated means to disrupt participation, or other conduct intended to substantially disrupt, derail, or prevent the orderly continuation of the meeting; or
- Refusal to comply with lawful time, place, and manner rules after warning when feasible.

g) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.

h) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.

i) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.