



City of Santa Clara

Meeting Minutes of the

Joint City Council and Authorities Concurrent &

Santa Clara Stadium Authority Board



11/19/2024

5:00 PM

Hybrid Meeting
 City Hall Council Chambers/Virtual
 1500 Warburton Avenue
 Santa Clara, CA 95050

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

• Via Zoom:

o <https://santaclaraca.zoom.us/j/99706759306>

Meeting ID: 997-0675-9306

o Phone 1(669) 900-6833

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1. Use the eComment tab located on the City Council Agenda page (<https://santaclaraca.legistar.com/Calendar.aspx>). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

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Closed Session - 5:00 PM | Regular Meeting - 7:00 PM

5:00 PM CLOSED SESSION

Call to Order in the Council Chambers

Mayor Gillmor called the Closed Session to order at 5:03 PM.

Confirmation of Quorum

Assistant City Clerk Pimentel confirmed a quorum.

1.A [24-1004](#)

Conference with Labor Negotiators (CC)
Pursuant to Gov. Code § 54957.6

City representatives: Jovan D. Grogan, Nadine Nader, Aracely Azevedo,
Marco Mercado, Charles Sakai, Glen R. Googins

Employee Organization(s):
Unit # 6 - AFSCME Local 101 (American Federal of State, County and
Municipal Employees)

1.B [24-853](#)

Conference with Real Property Negotiators (CC) - Mathews Property
Pursuant to Gov. Code § 54956.8

Property: 525 Mathew Street, Santa Clara CA 95050 (APN 230-03-090)

City Negotiator: Jovan D. Grogan, City Manager (or designee)

Negotiating Parties: City of Santa Clara (Buyer) and Grief Inc. (Seller)

Under Negotiation: Purchase of Real Property (price and terms of
payment)

1.C [24-1171](#)

Public Employee Performance Evaluation (CC)
Pursuant to Government Code § 54957(b)(1)
(Continued from November 12, 2024)

Title: City Attorney

Public Comment

None.

Convene to Closed Session (Council Conference Room)

Mayor Gillmor adjourned into Closed Session at 5:04 PM.

Councilmember Park joined the Closed Session at 5:20 PM.

7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Mayor/Chair Gillmor called the regular meeting to order at 7:01 PM.

Pledge of Allegiance and Statement of Values

Council/Board recited the Pledge of Allegiance.

Council/Boardmember Park recited the Statement of Values.

Roll Call

Assistant City Clerk/Secretary Pimentel recited the AB23 announcement and State of Behavioral Standards.

Assistant City Clerk/Secretary Pimentel also noted that any registered Lobbyist speaking during the Public Meeting will need to identify themselves and whom they represent.

Present: 7 - Council/Boardmember Kathy Watanabe, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, Council/Boardmember Suds Jain, Vice Mayor/Chair Anthony Becker, and Mayor/Chair Lisa M. Gillmor

REPORTS OF ACTION TAKEN IN CLOSED SESSION MATTERS

City Attorney Googins reported there was no reportable action from Item 1.A regarding labor negotiations and Item 1.B. regarding real property negotiations.

Mayor Gillmor reported there was no reportable action from Item 1.C regarding public employee performance evaluation for City Attorney.

City Manager Grogan introduced the new **Director of Community Development Afshan Hamid** who provided some remarks.

CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

None.

SPECIAL ORDER OF BUSINESS

2.A [24-568](#) Proclamation of November 2024 as Native American Heritage Month

Mayor Gillmor, on behalf of the **Council**, proclaimed November 2024 as Native American Heritage Month.

Vernon Medicine Cloud (Inter Tribal Resource Director, Indian Health Center of Santa Clara Valley) accepted the proclamation and provided some remarks.

2.B [24-1063](#) Proclamation of Nurse Practitioner Week from November 10 to November 16, 2024

Mayor Gillmor, on behalf of the **Council**, proclaimed November 10, 2024 through November 16, 2024 as Nurse Practitioner Week.

Sue Houchen (Legislative Representative, Association of Nurse Practitioners) accepted the proclamation and provided some remarks.

CONSENT CALENDAR

Council/Boardmember Jain noted he will recuse from Item 3.J regarding the Mills Act contract at 811 Monroe Street due to a conflict of interest as he owns property near the subject property.

Mayor/Chair Gillmor noted that she will recuse from Item 3.I regarding the Mills Act contract at 1365 Main Street and Item 3.J regarding the Mills Act contract at 811 Monroe Street due to a conflict of interest as she owns property near the subject properties.

A motion was made by Vice Mayor/Chair Becker, seconded by Council/Boardmember Chahal, to approve the Consent Calendar (except Item 3.I and Item 3.J)

Aye: 7 - Council/Boardmember Kathy Watanabe, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, Council/Boardmember Suds Jain, Vice Mayor/Chair Anthony Becker, and Mayor/Chair Lisa M. Gillmor

- 3.A [24-1174](#) Action on the September 10, 2024 Joint Council and Authorities Concurrent & Stadium Authority Meeting Minutes, September 24, 2024 Joint Council and Authorities Concurrent & Stadium Authority Meeting Minutes, October 21, 2024 Special City Council Meeting Minutes, October 22, 2024 Joint Council and Authorities Concurrent & Stadium Authority Meeting Minutes.

Recommendation: Approve the meeting minutes of:
September 10, 2024 Joint Council and Authorities Concurrent & Stadium Authority Meeting,
September 24, 2024 Joint Council and Authorities Concurrent & Stadium Authority Meeting,
October 21, 2024 Special City Council Meeting,
October 22, 2024 Joint Council and Authorities Concurrent & Stadium Authority Meeting.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to approve the meeting minutes of September 10, 2024 Joint Council and Authorities Concurrent & Stadium Authority Meeting, September 24, 2024 Joint Council and Authorities Concurrent & Stadium Authority Meeting, October 21, 2024 Special City Council Meeting, and October 22, 2024 Joint Council and Authorities Concurrent & Stadium Authority Meeting.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

- 3.B [24-21](#) Board, Commissions and Committee Minutes

Recommendation: Note and file the Minutes of:

Cultural Commission - October 7, 2024
Planning Commission - October 23, 2024
Board of Library Trustees - September 16, 2024
Board of Library Trustees - October 7, 2024
Bicycle and Pedestrian Advisory Committee - August 26, 2024

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to note and file the minutes of Cultural Commission - October 7, 2024, Planning Commission - October 23, 2024, Board of Library Trustees - September 16, 2024, Board of Library Trustees - October 7, 2024, and Bicycle and Pedestrian Advisory Committee - August 26, 2024.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

3.C [24-1074](#) Action on City Bills and Claims Report for the period September 21, 2024 - October 18, 2024

Recommendation: Approve the list of Bills and Claims for September 21, 2024 - October 18, 2024.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to approve the list of Bills and Claims for September 21, 2024 - October 18, 2024.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

- 3.D [24-1057](#) Action Authorizing the City Manager to Negotiate and Execute Agreement(s) with Vendor(s) for the Purchase of Capacitor Banks with Reactor Switching Devices, Protection and Control Panels, Insulators, and Surge Arresters to be Funded by the Electric Utility Capital Fund

- Recommendation:**
1. Subject to compliance with Chapter 2.105 of the City Code, review and approval as to form by the City Attorney, and appropriation of funds, authorize the City Manager or designee to negotiate and execute agreement(s) or purchase order(s) with vendors for Capacitor Banks with Reactive Switching Devices, Protection and Control Panels, Insulators, and Surge Arrestors, subject to a total maximum aggregate compensation amount of \$11,000,000, plus a fifteen percent (15%) contingency (\$1,650,000) for a maximum compensation amount of \$12,650,000; and
 2. Authorize the City Manager or designee to (a) take any actions as necessary to implement and administer the agreement(s) and/or purchase order(s), and (b) negotiate and execute amendments to the Agreement(s) for (i) design changes, (ii) any unanticipated issues, (iii) extensions of the term, or (iv) the purchase of additional Capacitor Banks with Reactive Switching Devices, Protection and Control Panels, Insulators and Surge Arresters, subject to the above maximum compensation limit and review and approval as to form by the City Attorney.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to (1) subject to compliance with Chapter 2.105 of the City Code, review and approval as to form by the City Attorney, and appropriation of funds, authorize the City Manager or designee to negotiate and execute agreement(s) or purchase order(s) with vendors for Capacitor Banks with Reactive Switching Devices, Protection and Control Panels, Insulators, and Surge Arrestors, subject to a total maximum aggregate compensation amount of \$11,000,000, plus a fifteen percent (15%) contingency (\$1,650,000) for a maximum compensation amount of \$12,650,000; and (2) authorize the City Manager or designee to (a) take any actions as necessary to implement and administer the agreement(s) and/or purchase order(s), and (b) negotiate and execute amendments to the Agreement(s) for (i) design changes, (ii) any unanticipated issues, (iii) extensions of the term, or (iv) the purchase of additional Capacitor Banks with Reactive Switching Devices, Protection and Control Panels, Insulators and Surge Arresters, subject to the above maximum compensation limit and review and approval as to form by the City Attorney.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

3.E [24-1112](#) Authorize the City Manager to execute the Side Letter Agreement between the City of Santa Clara and the Public Safety Non-Sworn Employees Association (Unit 10) that provides a pilot program for training pay for Senior Public Safety Dispatchers who are assigned to train newly hired lateral Public Safety Dispatchers.

Recommendation: Authorize the City Manager to execute the Side Letter Agreement between the City of Santa Clara and the Public Safety Non-Sworn Employees Association (Unit 10) that provides a pilot program for a training pay for Senior Public Safety who are assigned to train newly hired lateral Public Safety Dispatchers on the terms presented and in a final form approved by the City Attorney.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to authorize the City Manager to execute the Side Letter Agreement between the City of Santa Clara and the Public Safety Non Sworn Employees Association (Unit 10) that provides a pilot program for a training pay for Senior Public Safety who are assigned to train newly hired lateral Public Safety Dispatchers on the terms presented and in a final form approved by the City Attorney.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

- 3.F [24-1094](#) Action on the Services Agreement with Bay Pro for Landscaping Services at Water and Sewer Utilities facilities, with a Maximum Compensation Amount of \$410,000

- Recommendation:**
1. Determine the proposed actions are exempt from CEQA pursuant to Section 15301 (Class 1 -Existing Facilities) and of Title 14 of the California Code of Regulations;
 2. Authorize the City Manager or designee to negotiate and execute an agreement with Bay Pro (Agreement) to provide for landscaping services at water wells, storage tanks, and sewer pump/lift station sites for up to five years, with a maximum compensation of \$410,000, subject to the approval as to form by the City Attorney; and
 3. Authorize the City Manager or designee to take any actions as necessary to implement and administer the Agreement and to negotiate and execute amendments to the Agreement to (a) increase the maximum compensation amount by \$350,000 for a revised maximum compensation amount of \$410,000, (b) add or delete services consistent with the scope of services, and (c) exercise up to five one-year options to extend the term of the Agreement through June 30, 2030, subject to appropriation of funds and review and approval as to form by the City Attorney.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to (1) determine the proposed actions are exempt from CEQA pursuant to Section 15301 (Class 1 Existing Facilities) and of Title 14 of the California Code of Regulations; (2) authorize the City Manager or designee to negotiate and execute an agreement with Bay Pro (Agreement) to provide for landscaping services at water wells, storage tanks, and sewer pump/lift station sites for up to five years, with a maximum compensation of \$410,000, subject to the approval as to form by the City Attorney; and (3) authorize the City Manager or designee to take any actions as necessary to implement and administer the Agreement and to negotiate and execute amendments to the Agreement to (a) increase the maximum compensation amount by \$350,000 for a revised maximum compensation amount of \$410,000, (b) add or delete services consistent with the scope of services; and (c) exercise up to five one year options to extend the term of the Agreement through June 30, 2030, subject to appropriation of funds and review and approval as to form by the City Attorney.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

- 3.G** [24-1034](#) Action on an Agreement for Services with Grid Subject Matter Experts, LLC to Provide Silicon Valley Power With Consulting and Support Services for North American Reliability Corporation Critical Infrastructure Protection Compliance

Recommendation:

1. Authorize the City Manager or designee to execute an agreement with Grid Subject Matter Experts, LLC (Agreement) to provide North American Reliability Corporation (NERC) compliance services and Supervisory Control and Data Acquisition (SCADA) system support for a term starting on January 1, 2025 and ending on December 31, 2029, with a maximum compensation of \$600,000, to be funded by Electric Utility Fund, subject to the approval as to form by the City Attorney; and
2. Authorize the City Manager or designee to take any actions as necessary to implement and administer the Agreement and to negotiate and execute amendments to the Agreement to (a) add or delete services consistent with the scope of services, (b) adjust rates by up to 3% annually, (c) extend the term for up to three additional years, (d) make other no cost or term extension amendments, and (e) increase the maximum compensation by up to \$400,000 for a total maximum compensation of \$1,000,000 over an eight-year period through December 31, 2032, subject to the appropriation of funds and approval as to form by the City Attorney.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to (1) authorize the City Manager or designee to execute an agreement with Grid Subject Matter Experts, LLC (Agreement) to provide North American Reliability Corporation (NERC) compliance services and Supervisory Control and Data Acquisition (SCADA) system support for a term starting on January 1, 2025 and ending on December 31, 2029, with a maximum compensation of \$600,000, to be funded by Electric Utility Fund, subject to the approval as to form by the City Attorney; and (2) authorize the City Manager or designee to take any actions as necessary to implement and administer the Agreement and to negotiate and execute amendments to the Agreement to (a) add or delete services consistent with the scope of services, (b) adjust rates by up to 3% annually, (c) extend the term for up to three additional years, (d) make other no cost or term extension amendments; and (e) increase the maximum compensation by up to \$400,000 for a total maximum compensation of \$1,000,000 over an eight year period through December 31, 2032, subject to the appropriation of funds and approval as to form by the City Attorney.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

3.H [24-1038](#) Action on the Historic Preservation Agreement (Mills Act Contract) (PLN24-00423) for 1309 Alviso Street

- Recommendation:**
1. Determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15331(Class 31 - Historical Resource Restoration / Rehabilitation); and
 2. Authorize the City Manager to execute a Mills Act Contract in a final form approved by the City Attorney and adopt the 10-Year Restoration and Maintenance Plan associated with the property at 1309 Alviso Street.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to (1) determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15331(Class 31 Historical Resource Restoration / Rehabilitation); and (2) authorize the City Manager to execute a Mills Act Contract in a final form approved by the City Attorney and adopt the 10 Year Restoration and Maintenance Plan associated with the property at 1309 Alviso Street.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

3.I [24-1041](#) Action on the Historic Preservation Agreement (Mills Act Contract) (PLN21-15422) for 1365 Main Street

- Recommendation:**
1. Determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15331(Class 31 - Historical Resource Restoration / Rehabilitation); and
 2. Authorize the City Manager to execute a Mills Act Contract in a final form approved by the City Attorney and adopt the 10-Year Restoration and Maintenance Plan associated with the property at 1365 Main Street.

Mayor Gillmor recused herself from this item due to a conflict of interest as she owns property near the subject property.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to (1) determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15331(Class 31 Historical Resource Restoration / Rehabilitation); and (2) authorize the City Manager to execute a Mills Act Contract in a final form approved by the City Attorney and adopt the 10 Year Restoration and Maintenance Plan associated with the property at 1365 Main Street.

Aye: 6 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Vice Mayor Becker

Recused: 1 - Mayor Gillmor

3.J [24-1029](#) Action on the Historic Preservation Agreement (Mills Act Contract) (PLN24-00431) for 811 Monroe Street

- Recommendation:**
1. Determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15331(Class 31 - Historical Resource Restoration / Rehabilitation); and
 2. Authorize the City Manager to execute a Mills Act Contract in a final form approved by the City Attorney and adopt the 10-Year Restoration and Maintenance Plan associated with the property at 811 Monroe Street.

Councilmember Jain and **Mayor Gillmor** recused themselves from this item due to a conflict of interest as they own property near the subject property.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to (1) determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15331(Class 31 Historical Resource Restoration / Rehabilitation); and (2) authorize the City Manager to execute a Mills Act Contract in a final form approved by the City Attorney and adopt the 10 Year Restoration and Maintenance Plan associated with the property at 811 Monroe Street.

Aye: 5 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Vice Mayor Becker

Recused: 2 - Councilmember Jain, and Mayor Gillmor

- 3.K [24-1067](#) Action on Authorizing the City Manager to Negotiate and Execute Amendment No. 1 to the Substation Agreement with Vantage Data Centers CA31, LLC for the Bowers Avenue Junction Substation

Recommendation: 1. Authorize the City Manager or designee to negotiate and execute Amendment No. 1 to the Substation Agreement with Vantage Data Centers CA31, LLC for the Bowers Avenue Junction Substation on the terms presented, subject to the review and approval as to form by the City Attorney; and

2. Authorize the City Manager or designee to take any actions as necessary to implement and administer the Agreement and to negotiate and execute amendments to the Agreement to make any additional modifications that do not result in increased costs or total capacity exceeding 192.5 MVA, subject to review and approval as to form by the City Attorney.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to (1) authorize the City Manager or designee to negotiate and execute Amendment No. 1 to the Substation Agreement with Vantage Data Centers CA31, LLC for the Bowers Avenue Junction Substation on the terms presented, subject to the review and approval as to form by the City Attorney; and (2) authorize the City Manager or designee to take any actions as necessary to implement and administer the Agreement and to negotiate and execute amendments to the Agreement to make any additional modifications that do not result in increased costs or total capacity exceeding 192.5 MVA, subject to review and approval as to form by the City Attorney.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

- 3.L [23-373](#) Action to Adopt a Resolution Approving Updates to the City's Water Service and Use Rules and Regulations

Recommendation: Adopt a Resolution approving updates to the City's Water Service and Use Rules and Regulations.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to adopt Resolution No. 24-9391 approving updates to the City's Water Service and Use Rules and Regulations.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

3.M [24-1111](#) Action to Adopt a Resolution of Local Support and Findings for the City's Application for Transit-Oriented Communities Implementation Grants

- Recommendation:**
1. Adopt a Resolution of Local Support for the City's application for technical assistance grants related to Association of Bay Area Government's Transit-Oriented Communities Policy; and
 2. Authorize the City Manager to execute all documents related to applying for and accepting the technical assistance grants.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to (1) adopt Resolution No. 24-9392 of Local Support for the City's application for technical assistance grants related to Association of Bay Area Government's Transit Oriented Communities Policy; and (2) authorize the City Manager to execute all documents related to applying for and accepting the technical assistance grants.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

3.N [24-1121](#) Adopt a Resolution Approving and Adopting Updated Salary Plans for Various As-Needed and Classified Positions

- Recommendation:** Adopt a Resolution to approve and adopt the revised salary plans for various as-needed positions and various classified positions (effective December 22, 2024) to satisfy the requirements of California Code of Regulations Section 570.5.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to adopt Resolution No. 24-9393 to approve and adopt the revised salary plans for various as needed positions and various classified positions (effective December 22, 2024) to satisfy the requirements of California Code of Regulations Section 570.5.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

- 3.O [24-1071](#) Adopt a Resolution to Authorize the City Manager to Execute the 2025-2028 Memorandum of Understanding Between the City of Santa Clara and the Unclassified Miscellaneous Management (hereafter, "Unit 9"), Which Incorporates the Terms of the Tentative Agreement; Adopt a Resolution Updating the Unclassified Salary Plan; Approve the Creation and Modification of Unclassified Class Specifications; and Add 1.0 Assistant Fleet Manager and Delete 1.0 Public Works Supervisor

- Recommendation:**
1. Authorize the City Manager to Execute the 2025-2028 Memorandum of Understanding Between the City of Santa Clara and the Unclassified Miscellaneous Management (hereafter, "Unit 9"), Which Incorporates the Terms of the Tentative Agreement;
 2. Adopt a Resolution to approve the revised salary plans for unclassified positions to satisfy the requirements of California Code of Regulations Section 570.5, effective December 22, 2024;
 3. Authorize the City Manager to negotiate and execute all necessary agreements and other documents, in final form(s) approved by the City Attorney, for the establishment and operation of a section 401(a) deferred compensation plan in accordance with the terms of the Unit 9 MOU;
 4. Approve the Creation of the Assistant Fleet Manager Class Specification (Job Code 046);
 5. Approve the consolidation of the Deputy Public Works Director (Job Code 176) and Deputy Parks and Recreation Director (Job Code 175) to a general Deputy Director (Job Code 176) Class Specification;
 6. Approve Revisions to Senior Electric Division Manager (Job Code 173) Class Specification; and
 7. Approve the addition of 1.0 Assistant Fleet Manager and deletion of 1.0 Public Works Supervisor in the Public Works Department.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to (1) authorize the City Manager to Execute the 2025-2028 Memorandum of Understanding Between the City of Santa Clara and the Unclassified Miscellaneous Management (hereafter, "Unit 9"), Which Incorporates the Terms of the Tentative Agreement; (2) adopt Resolution No. 24-9394 to approve the revised salary plans for unclassified positions to satisfy the requirements of California Code of Regulations Section 570.5, effective December 22, 2024; (3) authorize the City Manager to negotiate and execute all necessary agreements and other documents, in final form(s) approved by the City Attorney, for the establishment and operation of a section 401(a) deferred compensation plan in accordance with the terms of the Unit 9 MOU; (4) approve the Creation of the Assistant Fleet Manager Class Specification (Job Code 046); (5) approve the consolidation of the Deputy Public Works Director (Job

Code 176) and Deputy Parks and Recreation Director (Job Code 175) to a general Deputy Director (Job Code 176) Class Specification; (6) approve Revisions to Senior Electric Division Manager (Job Code 173) Class Specification; and (7) approve the addition of 1.0 Assistant Fleet Manager and deletion of 1.0 Public Works Supervisor in the Public Works Department.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

3.P [24-866](#) Action on a Resolution Approving the 2025 Board of Library Trustees Calendar of Meetings, and Setting the Number of Regular Board of Library Trustees Meetings

Recommendation: Adopt a Resolution setting the Board of Library Trustees regular meeting dates for the 2025 calendar year.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to adopt Resolution No. 24-9395 setting the Board of Library Trustees regular meeting dates for the 2025 calendar year.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

3.Q [24-1124](#) Appointment of Alternate Cultural Commission Member to the Santa Clara Station Area Plan Task Force (SATF)

Recommendation: Appoint Jonathan Marinaro to represent the Cultural Commission on the SATF.

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to appoint Jonathan Marinaro to represent the Cultural Commission on the SATF.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

SANTA CLARA STADIUM AUTHORITY BOARD CONSENT CALENDAR

4. [24-1078](#) Action on Stadium Authority Bills and Claims for the Month of September 2024

Recommendation: Approve the list of Stadium Authority Bills and Claims for September 2024.

A motion was made by Vice Chair Becker, seconded by Boardmember Chahal, to approve the list of Stadium Authority Bills and Claims for September 2024.

Aye: 7 - Boardmember Watanabe, Boardmember Chahal, Boardmember Hardy, Boardmember Park, Boardmember Jain, Vice Chair Becker, and Chair Gillmor

PUBLIC PRESENTATIONS

Craig Larsen spoke about preserving Modesto Ash Trees and cleaning up the San Tomas Aquino Creek.

Brian Darby spoke about lobbyist money affecting political campaigns.

Michele Ryan spoke about negative campaigning.

James Rowen spoke about the Civil Grand Jury.

[24-1202](#) Public Presentations

CONSENT ITEMS PULLED FOR DISCUSSION

None.

PUBLIC HEARING/GENERAL BUSINESS

5. [24-1105](#) PUBLIC HEARING: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment from High-Intensity Office/Research-and-Development to newly created Urban Center Mixed Use and Urban Center Residential Mixed Use land use designations, a Rezoning to PD - Planned Development, a Vesting Tentative Subdivision Map, and Introduction of an Ordinance to Approve a Development Agreement for a Mixed Use Project at 3005 Democracy Way comprised of up to 1,800 units (approximately 1.8 million square feet of residential uses), up to 3 million square feet of office/research-and-development, approximately 100,000 square feet of retail, and approximately 10,000 square feet of childcare facilities (“Option A”), with a project alternative (“Option B”) that allows for the flexibility of up to an additional 800 dwelling units (for a total of up to 2,600 residential units) with a corresponding reduction in office/research and development square footage to 2.2 million square feet.

Recommendation: Option B

1. Adopt a resolution to certify the Final EIR prepared for the Mission Point Project (SCH # 2018072068) and adopt a Mitigation Monitoring and Reporting Program, CEQA Findings, and a Statement of Overriding Considerations, “Option B”.
2. Adopt a resolution to approve a General Plan Amendment to add new land use designations, Urban Center Mixed-Use (UCMU) and Urban Center Mission Point (UCMP), and to change the land use designation for the project site from High Intensity Office/Research & Development (HI O/R&D) to UCMU (on Areas C and D) and UCMP (on Areas A and B), “Option B”.
3. Adopt a resolution to approve the Planned Development Rezoning from HO-RD - High-Intensity Office/Research and Development to PD - Planned Development, with land use “Option B”.
4. Adopt a resolution to approve a Vesting Tentative Subdivision Map, “Option B”.
5. Waive first reading and introduce an ordinance to approve the Development Agreement, “Option B”.

Mayor Gillmor opened the public hearing.

City Manager Grogan made some opening remarks and introduced the new **Director of Economic Development and Sustainability Reena Brilliot** who provided a Powerpoint presentation on the Mission Point Project.

Council comments and questions followed.

Director of Economic Development and Sustainability Brilliot and

City Manager Grogan addressed **Council** questions.

Council comments and questions followed.

Ben Trunell (Principal, Gensler) provided a Powerpoint presentation on behalf of the applicant.

Council questions followed.

Public Comments: Brian Goldberg
Steve Kelly
Ali Sapirman
Jake Wilde
Mary Grizzle
Eric Crutchlow
Alex Shoor
Brian Darby
Jeff Houston
Anthony Montes
Manuel Salazar
Dylan O'Connell
Mike
Jason Morrow
Edward Strine
Anne Kepner
Jordan Grimes
Divya Dhar

Boshan Han (Vice President, Kylli) provided some remarks on behalf of the applicant.

A motion was made by Vice Mayor Becker, seconded by Councilmember Jain, to close the Public Hearing.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

Council questions and comments followed.

Director of Economic Development and Sustainability Brilliot and **City Manager Grogan** addressed **Council** questions.

Council questions and comments followed.

David Doezema (Consultant, Keyser Marsten) and **Patrick Maley (Consultant)** addressed **Council** questions.

Council discussion ensued.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) adopt Resolution No. 24-9396 to certify the Final EIR prepared for the Mission Point Project (SCH # 2018072068) and adopt a Mitigation Monitoring and Reporting Program, CEQA Findings, and a Statement of Overriding Considerations, “Option B”; (2) adopt Resolution No. 24-9397 to approve a General Plan Amendment to add new land use designations, Urban Center Mixed Use (UCMU) and Urban Center Mission Point (UCMP), and to change the land use designation for the project site from High Intensity Office/Research & Development (HI O/R&D) to UCMU (on Areas C and D) and UCMP (on Areas A and B), “Option B”; (3) adopt Resolution No. 24-9398 to approve the Planned Development Rezoning from HO-RD - High Intensity Office/Research and Development to PD - Planned Development, with land use “Option B”; (4) adopt Resolution No. 24-9399 to approve a Vesting Tentative Subdivision Map, “Option B”; and (5) waive first reading and introduce Ordinance No. 2074 to approve the Development Agreement, “Option B”.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

Mayor/Chair Gillmor called a recess at 10:05 PM and reconvened the meeting at 10:20 PM.

6. [24-51](#) PUBLIC HEARING: Action on a Resolution Amending Rate Schedules for Electric Services for All Classes of Customers to Increase Electric Rates and Charges in Each Rate Schedule by 5.0% and Make Other Modifications, Effective January 1, 2025

Recommendation: Adopt a Resolution amending the City of Santa Clara Rate Schedules for Electric Utility Services to increase electric rates and charges in each rate schedule by 5.0% and make other modifications, effective January 1, 2025.

Mayor Gillmor opened the Public Hearing.

City Manager Grogan made some opening remarks and introduced **Chief Electric Utility Officer Pineda** who provided a Powerpoint presentation on amending rate schedules for electric service.

Council comments and questions followed.

Chief Electric Utility Officer Pineda and **City Manager Grogan** responded to **Council** questions.

Public Comment: None.

A motion was made by Vice Mayor Becker, seconded by Councilmember Jain, to close the Public Hearing.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

Council discussion ensued.

Chief Electric Utility Officer Pineda addressed **Council** questions.

A motion was made by Councilmember Jain, seconded by Councilmember Hardy, to adopt Resolution No. 24-9400 amending the City of Santa Clara Rate Schedules for Electric Utility Services to increase electric rates and charges in each rate schedule by 5.0% and make other modifications, effective January 1, 2025.

Aye: 6 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Mayor Gillmor

Nay: 1 - Vice Mayor Becker

7. [24-1022](#) PUBLIC HEARING: Action on a Vesting Tentative Parcel Map at 4590 Patrick Henry Drive for the Creation of Two Lots

Recommendation: Adopt a resolution to approve the Vesting Tentative Parcel Map to subdivide the existing parcel for the creation of two lots at the property located at 4590 Patrick Henry Drive.

Mayor Gillmor opened the Public Hearing.

City Manager Grogan made some opening remarks and introduced **Director of Economic Development and Sustainability Brilliot** who provided a Powerpoint presentation on 4590 Patrick Henry Drive Vesting Tentative Parcel map.

Katia Kamangar (Principal, Kamangar Consulting) noted that she is a lobbyist and provided a powerpoint presentation on behalf of the applicant.

Public Comment: Edward Strine

A motion was made by Vice Mayor Becker, seconded by Councilmember Chahal, to close the Public Hearing.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

Council comments and questions followed.

Economic Development and Sustainability Director Brilliot addressed Council questions.

A motion was made by Councilmember Watanabe, seconded by Vice Mayor Becker, to adopt Resolution No. 24-9401 approving the Vesting Tentative Parcel Map to subdivide the existing parcel for the creation of two lots at the property located at 4590 Patrick Henry Drive.

Aye: 7 - Councilmember Watanabe, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Becker, and Mayor Gillmor

REPORTS OF MEMBERS, SPECIAL COMMITTEES AND COUNCILMEMBER 030

REQUESTS

Councilmember Park noted that he attended the National League of Cities Conference in Tampa last week.

Councilmember Watanabe noted that she attended a press conference at Congregation Sinai in San Jose yesterday.

CITY MANAGER/EXECUTIVE DIRECTOR REPORT

None.

ADJOURNMENT

The meeting was adjourned at 11:12 PM.

A motion was made by Vice Mayor/Chair Becker, seconded by Council/Boardmember Chahal, to adjourn the meeting.

Aye: 7 - Council/Boardmember Kathy Watanabe, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, Council/Boardmember Suds Jain, Vice Mayor/Chair Anthony Becker, and Mayor/Chair Lisa M. Gillmor

The next scheduled Special Stadium Authority meeting is on Monday, November 25, 2024 in the City Hall Council Chambers.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-judicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-judicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

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Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive \$30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

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If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

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