



**\*AMENDED**  
**TOWN OF LOS GATOS**  
**COUNCIL MEETING AGENDA**  
**OCTOBER 21, 2025**  
**110 EAST MAIN STREET AND TELECONFERENCE**  
**TOWN COUNCIL CHAMBERS**  
**7:00 PM**

*Matthew Hudes, Mayor*  
*Rob Moore, Vice Mayor*  
*Mary Badame, Council Member*  
*Rob Rennie, Council Member*  
*Maria Ristow, Council Member*

**IMPORTANT NOTICE**

This is a hybrid meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through Zoom Webinar (log-in information provided below). You may watch the Council meeting without providing public comment on Comcast cable channel 15 or at [www.LosGatosCA.gov/TownYouTube](http://www.LosGatosCA.gov/TownYouTube). Members of the public may provide public comments for agenda items in-person or virtually by following the instructions listed at the end of the agenda.

**To watch and participate via Zoom, please go to:**

<https://logatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqldSSWpYK.1>

Enter Passcode: 577971

**CALL MEETING TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**CONSENT ITEMS** *(Consent Items are considered routine Town business and may be approved by one motion. Any member of the Council may remove an item from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Mayor asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions located at the end of this agenda. If an item is removed, the Mayor has the sole discretion to determine when the item will be heard.)*

- 1. Approve the Minutes of the October 6, 2025, Joint Special Meeting of the Town Council and Finance Commission.**

RECOMMENDATION: Approve the Minutes of the October 6, 2025, Joint Special Meeting of the Town Council and Finance Commission.

2. **Approve the Minutes of the October 7, 2025, Closed Session Town Council Meeting.**  
RECOMMENDATION: Approve the Minutes of the October 7, 2025, Closed Session Town Council Meeting.
3. **Approve the Minutes of the October 7, 2025, Town Council Meeting.**  
RECOMMENDATION: Approve the Minutes of the October 7, 2025, Town Council Meeting.
4. **Approve the Minutes of the October 14, 2025, Closed Session Town Council Meeting.**  
RECOMMENDATION: Approve the Minutes of the October 14, 2025, Closed Session Town Council Meeting.
5. **Receive the Monthly Financial and Investment Report for August 2025**  
RECOMMENDATION: Receive the Monthly Financial and Investment Reports for August 2025.
6. **Adopt an Ordinance of the Town Council of the Town of Los Gatos Amending Planned Development Ordinance 2025 to Allow Modifications to Building E at 50 University Avenue (Old Town Center) on Property Zoned C-2:LHP:PD. Building E is Located at 31 University Avenue Within the Old Town Center. APN 529-02-044. Planned Development Modification Application PD-25-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: SRI Old Town, LLC. Applicant: Rick Nelson, MBH Architects. Project Planner: Erin Walters.**  
Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending Planned Development Ordinance 2025 to Allow Modifications to Building E at 50 University Avenue (Old Town Center).  
RECOMMENDATION: Adopt an Ordinance of the Town Council of the Town of Los Gatos modifying Planned Development Ordinance 2025 to allow modifications to Building E at 50 University Avenue (Old Town Center) on property zoned C-2:LHP:PD. Building E is located at 31 University Avenue within the Old Town Center.

**VERBAL COMMUNICATIONS** *(Members of the public are welcome to address the Town Council on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Town Council. The law generally prohibits the Town Council from discussing or taking action on such items. However, the Council may instruct staff accordingly. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Mayor.)*

**OTHER BUSINESS** *(Up to three minutes may be allotted to each speaker on any of the following items.)*

7. **Authorize the Town Manager to Negotiate and Execute an Agreement with NHA Advisors, LLC (NHA) to deliver Fiscal Condition Analysis, Fiscal Impact Analysis, Asset Liability Management, and Wildfire Risk Mitigation Studies, including any optional services as directed by the Town Council, in the Amount Not to Exceed Amount of**

**\$250,500 and Authorize an Expenditure Budget Adjustment up to \$250,500 from the Available Unassigned fund Balance**

**RECOMMENDATION:** Authorize the Town Manager to enter into an Agreement with NHA Advisors, LLC (NHA) to deliver Fiscal Condition Analysis, Fiscal Impact Analysis, Asset Liability Management, and Wildfire Risk Mitigation Studies including any optional services as directed by the Town Council, in the not to exceed amount of \$250,50; and authorize an Expenditure Budget Adjustment of \$250,500 from the available Unassigned fund Balance.

**8. Receive an Update on the Town's Federal Funding and Grants and Consider Federal Actions Impacting the Town**

**RECOMMENDATION:** Receive an update on the Town's federal funding and consider sunsetting the requirement to receive this report every other month.

**PUBLIC HEARINGS** (*Applicants/Appellants and their representatives may be allotted up to a total of five minutes for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes for closing statements.*)

**9. Consider a Recommendation by the Planning Commission and Introduce an Ordinance to Repeal and Replace Town Code Chapter 29, Article IX, "Floodplain Management," In its Entirety, and Adopt the Updated Flood Hazard Maps.**

**Ordinance Title:** An Ordinance of the Town Council of the Town of Los Gatos Amending the Town Code to Repeal Town Code Chapter 29, Article IX, "Floodplain Management," and Replace it with a New Chapter 29, Article IX, "Floodplain Management," in its Entirety, Including Adoption of Updated Flood Hazard Maps.

**RECOMMENDATION:** Accept the Planning Commission's recommendation and introduce an ordinance repealing Town Code Chapter 29, Article IX, "Floodplain Management," in its entirety and replacing it with a new Chapter 29, Article IX, "Floodplain Management," including the updated Flood Hazard Maps.

**COUNCIL / MANAGER MATTERS**

**CLOSED SESSION REPORT**

**ADJOURNMENT** (*Council policy is to adjourn no later than midnight unless a majority of Council votes for an extension of time.*)

**ADA NOTICE** - In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

**NOTICE REGARDING SUPPLEMENTAL MATERIALS** - Materials related to an item on this agenda submitted to the Town Council after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos and on the

Town's website at [www.losgatosca.gov](http://www.losgatosca.gov). Town Council agendas and related materials can be viewed online at <https://losgatos-ca.municodemeetings.com/>.

## HOW TO PARTICIPATE

Members of the public may provide public comments for agenda items in-person or virtually through the Zoom Webinar by following the instructions listed below.

The public is welcome to provide oral comments in real-time during the meeting in three ways:

**Zoom Webinar (Online):** To participate from a PC, Mac, iPad, iPhone or Android device.

Please use this URL to join: [https://losgatosca-](https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqldSSWpjxYoK.1)

[gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqldSSWpjxYoK.1](https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqldSSWpjxYoK.1)

Passcode: **577971**. You can also type in **867 3036 3468** in the "Join a Meeting" page on the Zoom website at [www.zoom.us](http://www.zoom.us) and use passcode **577971**. When the Mayor announces the item for which you wish to speak, click the "raise hand" feature in Zoom.

**Telephone:** To participate by phone please dial 1 (408) 961-3927 or 1 (855) 758-1310 for US Toll-free and use Meeting ID: **867 3036 3468**. When the Mayor announces the item for which you wish to speak, press \*9 on your telephone keypad to raise your hand.

**In-Person:** Please complete a "speaker's card" located on the back of the chamber benches and submit it to the Town Clerk before the meeting or when the Mayor announces the item for which you wish to speak.

**NOTES:** Comments will be limited to three (3) minutes or less at the Mayor's discretion. If you are unable to participate in real-time, you may email to [Clerk@losgatosca.gov](mailto:Clerk@losgatosca.gov) the subject line "Public Comment Item #\_\_" (insert the item number relevant to your comment).

Deadlines to submit written comments are:

-11:00 a.m. the Friday and Monday before the Council meeting for inclusion in an addendum.

-11:00 a.m. the day of the Council meeting for inclusion in a desk item.

\* The agenda has been amended to remove the remote participation listing for Council Member Rob Rennie.