



TOWN OF LOS GATOS COUNCIL AGENDA REPORT

Minutes of the Town Council Meeting Tuesday, September 16, 2025

The Town Council of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:03 P.M.

ROLL CALL

Present: Mayor Matthew Hudes, Vice Mayor Rob Moore, Council Member Mary Badame, Council Member Rob Rennie, Council Member Maria Ristow.

Absent: None.

PLEDGE OF ALLEGIANCE

Mayor Hudes invited six members of Scout Troop 2 to lead the Pledge of Allegiance. The audience was invited to participate.

PRESENTATIONS

Marico Sayoc, representative from Supervisor Abe-Koga Office, and Brian Darrow, representative from the Office of the County Executive, County of Santa Clara, gave a presentation on the impact of federal budget cuts and the County's response.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approve the Minutes of the September 2, 2025, Town Council Closed Session Meeting.
2. Approve the Minutes of the September 2, 2025, Town Council Meeting.
3. Receive the Monthly Financial and Investment Report for July 2025
4. Authorize the Town Manager to Execute the First Amendment to the Agreement with the Rotary Club of Los Gatos Regarding their Donation of an "Oak Grove" at Live Oak Manor Park
5. Authorize the Town Manager to Execute an Agreement for Services with DLR Group and Make Associated Budget Adjustments
6. Authorize the Town Manager to Execute a Notice of Completion for the 2025 Annual Curb, Gutter and Sidewalk Maintenance Project (Legacy CIP No. 813-9921, New Project No. 4118120) and Authorize Staff to Record the Notice of Completion
7. Take Actions to Proceed with Executing an Agreement for Construction Services with Casey Construction, Inc. to Complete the Annual Storm Drain Improvements: Vasona Storm Drain Replacement (Phase 1) (Legacy CIP No. 25-816-0420; New Project No. 4618304, 4628305, 4638306)
8. Authorize the Town Manager to Purchase Replacement Police Department Mobile Data Computers from CDCE Incorporated for an Amount Not to Exceed \$130,000.00

9. Authorize the Town Manager or Designee to Enter into a Legal Services Agreement for Fiscal Year (FY) 2025-26 with the law firm of Goldfarb & Lipman for Land Use Counsel in an Amount Not to Exceed \$100,000 and Amend the Goldfarb & Lipman Agreement (Term 07/21/2022 to 6/30/ 2025) to add \$1,938.73
10. Adopt an Ordinance Amending Chapter 14, "Licenses and Miscellaneous Business Regulations," Article V, "Police Alarms," of the Town Code to Require Alarm Permits for Residences and Render Residential False Alarms Subject to Penalties
Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending Article V, "Police Alarms," of Chapter 14, "Licenses and Miscellaneous Business Regulations," of the Town Code. **Ordinance 2375**

Mayor Hudes opened public comment.

Member of the Public

- Commented on concerns related to item two.

Mayor Hudes closed public comment.

MOTION: Motion by Council Member Badame to approve items one through ten. Seconded by Vice Mayor Moore.

VOTE: Motion passed unanimously.

MOTION: Motion by Mayor Hudes to reschedule agenda item 14. Seconded by Council Member Ristow.

VOTE: Motion passed unanimously.

VERBAL COMMUNICATIONS

Susan Bassi

- Commented on concerns regarding code enforcement proceedings, alleged misconduct, and public records compliance.

Member of the Public

- Commented on various concerns.

Jeff Suzuki, Los Gatos Anti-Racism Coalition

- Commented on presentation given by the representatives of Santa Clara County and encouraged the council to endorse Measure A.

Gary Montrezza, Pathway Society

- Commented in support of Measure A and spoke about the services his organization provides.

Cristina dela Fuente

- Commented on Measure A and encouraged community members to vote in favor of the measure.

Kylie Clark

- Commented on Measure A and encouraged the council to endorse the measure.

Kathy Mattingly, Los Gatos Anti-Racism Coalition

- Commented on the impacts of cuts and reductions.

Alison Brunner

- Commented on Measure A and encouraged the council to endorse the measure.

Linda Swenberg

- Commented on high-level emergency needs and noted that Measure A is a general use sales tax

James Na

- Commented on concerns with e-bike safety, and proposed recommendations to help remedy the issue.

PUBLIC HEARING

11. Consider a Request for Approval to Modify Planned Development Ordinance 1281 to Increase the Maximum Floor Area Ratio (FAR) and Lot Coverage for Property Zoned R-M:5-12:PD. Located at 130 Vasona Oaks Drive. APN 424-42-008. Exempt Pursuant to CEQA Guidelines, Section 15061 Review for Exemption (b)(3). Planned Development Amendment Application PD-25-002. Applicant: Elad Batito, Green Bay Remodeling Inc. Property Owner: Ken MacDonald. Project Planner: Samina Merchant. Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Repealing and Replacing Planned Development Ordinance 1281 Establishing Development Standards and Allowable Uses for Lots within the Planned Development Overlay Zone Relative to the Maximum Floor Area Ratio and the Maximum Lot Coverage Allowed on Lot 8 in the Vasona Oaks Subdivision at Vasona Oaks Drive.

Samina Merchant, Associate Planner, presented the staff report.

Mayor Hudes opened public comment.

SuLing, the architect from SLC Design, gave a brief presentation.

Mayor Hudes closed public comment.

Council discussed the item.

MOTION: Motion by **Council Member Badame** to accept the Planning Commission's recommendation and introduce a new ordinance repealing and replacing Planned Development Ordinance 1281 to increase the maximum floor area ratio (FAR) and lot coverage for property zoned R-M:5-12:PD, located at 130 Vasona Oaks Drive. Seconded by **Council Member Ristow**

VOTE: Motion passed unanimously

OTHER BUSINESS

12. Authorize the Town Manager to Execute a Fourth Amendment with HdL Companies for Business License Discovery and Compliance Audit Services, Sales and Use Tax Management and Audit Services, and Transient Occupancy Tax (TOT) Audit Services with a Total Contract Not to Exceed of \$451,500 plus CPI; and Approve a Resolution Granting a Waiver of Business License Late Fee Penalties for Businesses Undergoing the Business License Discovery and Compliance Audit Process. **Resolution 2025-049**

Gitta Ungvari, Finance Director, presented the staff report.

Mayor Hudes opened public comment.

Nadine Swenberg

- Commented on concerns with the proposed amendment, accessibility of business license information and fees on the website, and contractor incentives.

Mayor Hudes closed public comment.

Council discussed the item.

MOTION: Motion by **Council Member Ristow** to authorize the Town Manager to execute a Fourth Amendment with HdL Companies for business license discovery and compliance audit services, sales and use tax management and audit services, and transient occupancy tax (TOT) audit services with a total contract not to exceed of \$451,500 plus CPI; and approve a resolution granting a waiver of business license late fee penalties for businesses undergoing the business license discovery and compliance audit process. **AMENDMENT:** to verify that accuracy and update the website, ensuring all links are working prior to initiation of the audit. Seconded by **Council Member Rennie**.

ALTERNATE MOTION: Motion by **Council Member Badame** to have a continuance, to get an explanation of the shortfall and assurance that website is ready to move forward. Seconded by **Mayor Hudes**.

VOTE: Alternate Motion failed by a 2-3 vote. Vice Mayor Moore, Council Member Rennie, and Council Member Ristow voted no.

VOTE: Original Motion passed by a 3-2 vote. Mayor Hudes and Council Member Badame voted no.

Mayor Hudes called a recess at 9:23 p.m.

Mayor Hudes reconvened the meeting at 9:37 p.m.

13. Wildfire and Emergency Management Initiatives Update and Adopt the Updated Emergency Operations Plan **Resolution 2025-050**

Chris Todd, Emergency Manager, presented the staff report.

Council discussed the item.

Mayor Hudes opened public comment.

Rob Stump

- Commented on the three initiatives, evacuation planning, outdoor warning system, and vegetation management.

Peter Hertan

- Commented in support of the wildfire audible alert system.

Rhonda Raider

- Commented on Firewise program, hardening homes, and defensible space.

Linda Swenberg

- Commented on concerned with conflicting ordinances, tree replacements, and funding for these initiatives.

Mayor Hudes closed public comment.

Council discussed the item further.

MOTION: Motion by Council Member Ristow to adopt a resolution approving the updated Emergency Operations Plan (EOP) as outlined in the report. Seconded by Vice Mayor Moore.

VOTE: Motion passed unanimously.

COUNCIL/TOWN MANAGER REPORTS

Council Matters

- Council Member Rennie had nothing to report.
- Vice Mayor Moore stated he attended the West Valley Community College Universal Food ribbon cutting, a Youth Commission meeting, an event at Beyond Text, the Finance Commission meeting, and the West Valley Sanitation District meeting.

Vice Mayor Moore discussed the proposal provided for E-Bike and E-Motorcycle Safety related to education, registration, legislation, and enforcement. Three members of the Council expressed interest in having this topic discussed further at a future meeting.

MOTION: Motion by Vice Mayor Moore to instruct staff to do some level of work on addressing e-bike and e-motorcycle safety in the Town of Los Gatos and come back to the Town Council with a report within two months. **Seconded by Council Member Ristow.**

VOTE: Motion passed unanimously.

- Council Member Ristow stated she met with Eden and Grovner regarding North Forty Phase II; attended West Valley College new campus dining, the Silicon Valley Clean Energy Board of Directors meeting, the Valley Transportation Authority (VTA) Policy Advisory Committee meeting, the Oktoberfest event, and the Chamber of Commerce update meeting.
- Council Member Badame stated she attended the West Valley Storm Water Authority Board meeting, the West Valley Solid Waste Management Authority Board meeting, and the Taste of Los Gatos.
- Mayor Hudes stated he participated in the District 5 Mayors' call with Supervisor Margaret Abe-Koga, the Taste of Los Gatos, the Oktoberfest event, the Community Center leadership meeting, the Finance Commission meeting, met with a real estate group, meeting with Los Gatos Chamber Commerce, and Cities Association Board of Directors meeting.

Town Manager Matters

- Spoke about West Valley College programs.

Closed Session Report

- Gabrielle Whelan, Town Attorney, stated that the Town Council met in closed session to conduct a conference with its labor negotiators pursuant to Government Code section §54957.6, and there is no reportable action.

ADJOURNMENT

The meeting adjourned at 11:24 p.m.

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SUBJECT: Minutes of the Town Council Meeting of September 16, 2025

DATE: October 7, 2025

Respectfully Submitted:

/s/ Keara Johnson, Deputy Town Clerk