



TOWN OF LOS GATOS COUNCIL AGENDA REPORT

Minutes of the Town Council Meeting Tuesday, June 17, 2025

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

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

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

Absent: None.

PLEDGE OF ALLEGIANCE

Johann Jacob led the Pledge of Allegiance. The audience was invited to participate.

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

1. Approve the Minutes of the May 27, 2025 Town Council Special Closed Session Meeting.
2. Approve the Minutes of the May 27, 2025 Town Council Special Meeting.
3. Approve the Minutes of the June 3, 2025 Town Council Closed Session Meeting.
4. Approve the Minutes of the June 3, 2025 Town Council Special Session Meeting.
5. Approve the Minutes of the June 3, 2025 Town Council Meeting.
6. Approve the Minutes of the June 10, 2025 Town Council Closed Session Meeting.
7. Receive the Monthly Financial and Investment Report for April 2025.
8. Authorize the Town Manager to Execute a Five-Year Agreement for Consultant Services with West Valley Community Services for Comprehensive Emergency Assistance Program (CEAP) Services in an Amount Not to Exceed \$15,000 Annually for a Total Amount of \$75,000 Over the Five-Year Term of the Agreement.
9. Adopt an Ordinance Approving the Fire Hazard Severity Zones Map to Comply with State Government Code Section 51178. Adoption of this Ordinance is Exempt Pursuant to CEQA, Section 15268, in that it is Required by the State. Town Code Amendment A-25-03. Project Location: Town Wide. Applicant: Town Of Los Gatos. **ORDINANCE 2374**
Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Adopting Revised Cal Fire Requirements for Local Responsibility Area Fire Hazard Severity Zones.
10. Authorize the Town Manager to Execute the First Amendment to the Agreement for Services with Kimley-Horn and Associates, Inc. to Extend the Agreement End Date to December 31, 2025.
11. Approval of Town Council Meeting Schedule for July through December 2025.
12. Authorize the Town Manager to Execute Contracts Related to the Shannon Road Repair Project (CIP No. 811-0008), Including a Public Works Contract with Ground Control, Inc. in the Amount of \$3,572,874, with Construction Change Orders Up to \$357,287; Consultant

Services Agreements with Haley & Aldrich Inc. in the Amount of \$280,311 for Construction Management and \$110,500 for Geotechnical Services; Consultant Services Agreement with Inspection Services Inc. in the Amount of \$74,122.40 for Materials Testing; a Third Amendment to the Agreement with Nichols Consulting Engineers for an Increase of \$68,700 for a Total Agreement Not to Exceed \$555,600; and Approve Project Plans and Specifications and CEQA Exemption.

13. Authorize the Town Manager to Execute a Three-Year Agreement with Microsoft to Purchase Software Licensing Through SHI in an Amount Not to Exceed \$255,785.
14. Authorize the Town Manager to Execute a Five-Year Agreement for Services with Bear Electrical Solutions LLC to Provide Traffic Signal, Streetlight, Parking Lot and Park Light Maintenance and Repair, Underground Service Alert (USA) Marking Services, Traffic Signal Safety Improvements and Park Lighting Improvements for a Total Agreement Amount Not to Exceed \$865,767.
15. Authorize the Town Manger to Execute a Notice of Completion for the Wayfinding Project as part of the Parking Program Implementation CIP Project (CIP No. 23-813-0242) and Authorize Staff to Record the Notice of Completion.
16. Authorize the Town Manager to Execute an Amendment to the Agreement with the County of Santa Clara for the Countywide Household Hazardous Waste Collection Program to Reflect the Updated FY 2025-26 Augmentation Rate of \$117,136.
17. Adopt a Resolution Supporting the Allocation of \$2,468,786 of the Transportation Development Act Article 3 (TDA3) Funds for the Highway 17 Bicycle and Pedestrian Overcrossing (Project No. 818-0803); Authorize the Associated Revenue and Expenditure Budget Adjustments; and Authorize Revenue and Expenditure Adjustments of \$244 from the Traffic Mitigation Fund. **RESOLUTION 2025-039**
18. Authorize the Town Manager to Execute a Five-Year Agreement for Consultant Services with Project Sentinel for Tenant/Landlord Rental Dispute Resolution Services in an Amount Not to Exceed \$35,700 Annually for a Total Amount of \$178,500 Over the Five Year Term of the Agreement.
19. Authorize the Town Manager to Enter into a Five-Year Agreement for Cablecasting and Livestreaming Services with KCAT-TV, a Non-Profit Access Television Station.
20. Authorize the Town Manager to Negotiate and Execute a First Amendment to the Adult Recreation Center Lease and a Third Amendment to the Youth Recreation Center Lease with Los Gatos Saratoga Recreation.
21. Authorize the Town Manager to Negotiate and Execute a Lease Agreement with Anwar and Masoma Shoja, for 45 North Santa Cruz Avenue.
22. Authorize the Town Manager to Execute a Tolling Agreement with the Applicant for a Housing Development Project at 101 Blossom Hill Road.

Mayor Hudes stated he would pull Item 22 from consent, and it will be discussed as the first order of business after verbal communications.

Council Member Badame commented on Item 17 and stated she would not be supporting it.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

MOTION: Motion by Council Member Badame to approve consent items one through twenty-one, with Council Member Badame opposed on item number 17. **Seconded by Vice Mayor Moore.**

VOTE: Motion passed unanimously by roll call vote. (Council Member Badame voted no on item seventeen.)

VERBAL COMMUNICATIONS

Maureen Heath

- Commented on Pride Month and requested the Town raise the Pride flag in 2026.

Kylie

- Commented on Pride Month and requested the Town raise the Pride flag.

SueAnn Lorig

- Commented in support of flying the Pride flag during Pride Month.

Melissa Toren, KCAT TV

- Thanked the Town for its partnership in broadcasting meetings and commented on their youth summer camp and media program.

Terry Hernandez, Pride Social President

- Commented in support of raising the Pride flag in Los Gatos.

Annie Schwartzstein

- Commented in support of raising the Pride flag in Los Gatos.

Gus Who

- Commented on various concerns with meeting notifications, transparency, traffic safety, and federal activities.

Rick Parfitt, Friends of Bear Creek Stables President

- Commented on the reopening of the Bear Creek Stables to the public.

Richard Kananen

- Commented on safety concerns with a project near the high school and requested a student safety impact study be completed.

Lynley Kerr Hogan

- Offered a prayer for the Los Gatos community.

Joseph Enz, Friends of the Los Gatos Creek

- Commented on a fence in need of repair behind St Luke's Church and safety concerns.

Jeff Suzuki, Los Gatos Anti-Racism Coalition

- Shared historical information and requested the Town raise the Pride flag during Pride Month.

Lee Quintana

- Commented in support of raising the Pride flag.

Carin Yamamoto

- Commented in support of raising the Pride flag and shared concerns about the proposed project near the high school.

Joanne Rodgers

- Commented on concerns with an approved housing project near the high school.

Ali Miano

- Commented in support of raising the Pride flag in Los Gatos.

Karen Rubio

- Commented in support of flying the Pride flag during Pride Month.

Kinsey Lee, Los Gatos Anti-Racism Coalition

- Commented in support of raising the Pride flag in Los Gatos.

Mayor Hudes stated that they will move to Item 22, which was pulled from consent.

PULLED CONSENT ITEM

22. Authorize the Town Manager to Execute a Tolling Agreement with the Applicant for a Housing Development Project at 101 Blossom Hill Road.

Gabreille Whelan, Town Attorney, provided a brief summary of the item.

Mayor Hudes opened public comment.

Joanne Rodgers

- Commented in appreciation the extra time to get clarification on the project.

Mark Mander

- Commented on concerns with parking, and the size, height, and setbacks for the proposed project.

Rich Stephens

- Commented in support of the idea of a tolling agreement, and on concerns with the height of the project.

Allan Butler

- Commented on concerns with the scale, height, and character of the project.

Susan Testa

- Commented on state housing laws and on concerns with the proposed project.

Allison Barnett

- Commented on concerns with high-rise buildings.

Peter Rehon

- Commented on concerns with developments and was not supportive of the tolling agreement.

Carin Yamamoto

- Requested clarification on the tolling agreement process.

Richard Kananen

- Commented on using the time provided by the tolling agreement to negotiate the design of the project.

Lisa Harris

- Commented on concerns with the size of the project and potential safety issues.

Arilee Ankaitis

- Commented on concerns related to the proposed project regarding pedestrian safety, parking, and traffic.

Gus Who

- Commented on various concerns.

Lynley

- Commented on various concerns related to parking and the proposed project.

Efe Torunuglo

- Commented on concerns with the aesthetic of the proposed project.

Mayor Hudes closed public comment.

MOTION: Motion by Council Member Ristow to authorize the Town Manager to execute the tolling agreement with the applicant for the housing development project at 101 Blossom Hill Road. **Seconded** by Vice Mayor Moore.

VOTE: Motion passed unanimously by roll call vote.

Mayor Hudes called a recess: 8:46 p.m.

Mayor Hudes reconvened at 8:58 p.m.

PUBLIC HEARINGS

23. Conduct Brush Abatement Program Public Hearing to Consider Objections to the Proposed Removal of Brush on Parcels Listed on the 2025 Wildland Urban Interface (WUI) Area Non-Compliant Parcel List and Order Abatement.

Nicolle Burnham, Parks and Public Works Director, presented the staff report.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

Council discussed the item.

MOTION: Motion by Council Member Badame to order abatement of the public nuisance and potential fire hazard pursuant to the Town of Los Gatos Municipal Code, Chapter 9, regarding defensible space to properties identified in Attachment 5. **AMENDMENT:** Direct staff to work with County Fire to discuss the best way to reach the properties that were not included in the [non-compliance] list. **Seconded** by Vice Mayor Moore.

VOTE: Motion passed unanimously by roll call vote.

24. Consider an Appeal of a Planning Commission Decision Denying a Request to Demolish an Existing Accessory Structure and Construct a New Accessory Structure Exceeding 1,000 Square Feet in Gross Floor Area and Site Improvements Requiring a Grading Permit on Property Zoned HR-2½. Located at 16511 Cypress Way. APN 532-24-004. Architecture and Site Application S-24-045. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures. Property Owners: Jackie and Scott Kolander. Applicant: Michael Harris. Project Planner: Suray Nathan.

Suray Nathan, Associate Planner, presented the staff report.

Council provided the following disclosures: Vice Mayor Moore, Council Member Ristow, and Mayor Hudes each stated they visited the property. Council Member Ristow and Mayor Hudes stated they met with the property owner.

The Michael Harris, Architect for the applicant, gave a presentation on the project and reasons for the appeal.

Mayor Hudes opened public comment.

Gus Who

- Inquired about the availability and accessibility of fire safety equipment.

Lee Quintana

- Commented on granting exceptions and suggested the town update its guidelines to reflect changes in fire safety requirements.

Mayor Hudes closed public comment.

The applicant provided closing comments.

Council discussed the item.

MOTION: Motion by Council Member Ristow to grant the appeal of a Planning Commission decision denying a request to demolish an existing accessory structure and construct a new accessory structure exceeding 1,000 square feet in Gross Floor Area and Site Improvements requiring a Grading Permit on property zoned HR-2½. Located at 16511 Cypress Way. APN 532-24-004. Architecture and Site Application S-24-045. Exempt pursuant to CEQA Section 15303(a): New Construction or Conversion of Small Structures. **AMENDMENT:** Direct staff to create a resolution [granting the appeal]. **Seconded by Council Member Rennie.**

VOTE: Motion passed 4-1 by roll call vote. Council Member Badame voted no.

OTHER BUSINESS

25. Receive the Results of the 2025 Community Survey and Provide Any Comments or Direction to Staff.

Holly Young, Senior Management Analyst, presented the staff report and consultant Derek Harvey, from ETC Institute, presented the survey results.

Council asked preliminary questions.

Mayor Hudes opened public comment.

Gus Who

- Asked about consideration of traffic flow.

Mayor Hudes closed public comment.

Council discussed the item and provided feedback.

There was no action taken on this item.

COUNCIL/TOWN MANAGER REPORTS

Council Matters

- Council Member Badame participated in a meeting of a Citizen Wildfire Advisory Group.
- Vice Mayor Moore made a request to agendaize before the end of the calendar year options on how to best to change Los Gatos flag policy to allow for the raising of the pride flag in June 2026. Mayor Hudes accepted the request as a future agenda item and stated he would work with staff to define the scope.
- Vice Mayor Moore stated he attended the No Kings Protest; held the last meeting of the current Young Leaders Group cohort; attended the League of California Cities Good Governance Event, and a Valley Transportation Authority (VTA) Board Meeting; spoke with two different student groups; and attended a West Valley Sanitation District Authority (WVSDA) Board meeting.
- Council Member Rennie stated he met with members of the West Valley Muslim Center (WVMC) to talk about their upcoming Conditional Use Permit (CUP) renewal; attended a Silicon Valley Clean Energy Authority (SVCEA) Board meeting, a VTA Policy Advisory Committee (PAC) Meeting, and a California Cities Association special summer meeting.
- Council Member Ristow stated she attended the Build the Future Press Conference.
- Mayor Hudes stated he participated in the Kids Camp Cameo at New Museum Los Gatos (NUMU); met with the operators of La Rinconada regarding an upcoming application; met with Mayor Belal Aftab of Saratoga to discuss wildfire; attended a meeting of a Wildfire Advisory Group; met with Los Gatos Thrives Executive Group; participated in a Cities Association Meeting; participated in a meeting with Los Gatos High School Representatives on wildfire evacuation planning, a ride along with the Los Gatos-Monte Sereno Police Department; met with Community Center Leadership meeting with Ryan Rosenberg and Los Gatos-Saratoga Union High School District Superintendent Paul Johnson.

Town Manager Matters

- Announced Town Administrative Offices will be closed on Thursday, June 19, 2025, in observance of the Juneteenth holiday.
- Announced the Town Council will recess through the month of July, and the next meeting will be held on August 5, 2025.
- Announced the annual Youth Commission recruitment is underway and applications are due July 25, 2025, at 5:00 p.m., and the Town website has additional information on how to apply.

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SUBJECT: Minutes of the Town Council Meeting of June 17, 2025

DATE: June 17, 2025

- Announced Pacific Gas and Electric (PG&E) has sent an alert indicating it may activate Public Safety Power Shutoffs later this week.

Closed Session Report

Gabrielle Whelan, Town Attorney, stated the Town Council met in closed session on May 27, 2025, pursuant to Government Code Section 54956.9, to discuss anticipated litigation and at that meeting authorize staff to begin negotiations of the 101 Blossom Hill Road Tolling Agreement, which was listed as a consent item for this meeting.

ADJOURNMENT

The meeting adjourned at 10:37 p.m.

Respectfully Submitted:

/s/ Jenna De Long, Deputy Town Clerk