



TOWN OF LOS GATOS COUNCIL AGENDA REPORT

Minutes of the Town Council Meeting Tuesday, October 21, 2025

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

MEETING CALLED TO ORDER AT 7:11 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 Isabella Burlinson to lead 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 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.
3. 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.
5. Receive the Monthly Financial and Investment Report 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). **ORDINANCE 2377**

Mayor Hudes opened public comment.

Member of the Public

- Commented on concerns related to items one through four.

Mayor Hudes closed public comment.

Mayor Hudes made a request to correct item three [the minutes of the October 7, 2025, Town Council Meeting] to reflect that the vote on the motion related to Item 12 [Adopt a Resolution Establishing Standard Operating Provisions for Boards, Commissions, and Committees] was 3-2, with Vice Mayor Moore, Council Member Rennie, and Council Member Ristow voting in favor and Council Member Badame and Mayor Hudes opposed.

MOTION: Motion by Vice Mayor Moore to approve the consent items with the correction stated by the Mayor. **Seconded by Council Member Ristow.**

VOTE: Motion passed unanimously.

VERBAL COMMUNICATIONS

Carin Yamamoto

- Commented on a presentation given at an earlier meeting.

Member of the Public

- Commented on various concerns.

Joe Enz, Friends of the Los Gatos Creek

- Commented on various topics.

OTHER BUSINESS

7. 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.

Chris Constantin, Town Manager, presented the staff report and requested the Council approve an alternative motion:

Authorize the Town Manager to negotiate and execute an agreement with NHA Advisors for the full suite of core RFP Services, excluding the optional wildfire study and excluding the two optional services in the first study, in an amount not to exceed \$191,000 with flexibility to come back to Council and expand that scope at a future time should it be necessary, and to approve the corresponding \$191,000 budget adjustment from the unassigned fund balance.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

Council asked questions and discussed the item.

MOTION: Motion by Council Member Badame to authorize the Town Manager to enter an agreement with NHA Advisors, LLC, to deliver staff's alternative recommendation in delivering and executing base costs of study one, study two, along with team management for both studies and study three, for a total not to exceed [\$]191,000.

AMENDMENT: Authorize the Town Manager to execute said agreement and to appropriate from the unassigned fund balance \$191,000. **Seconded by Council Member Ristow.**

VOTE: Motion passed unanimously.

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

Katy Nomura, Assistant Town Manager, presented the staff report.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

Council asked questions, discussed the item, and received the update.

MOTION: Motion by Council Member Ristow to sunset the requirements for bi-monthly updates until or unless a funding hold-up occurs that impacts federal funding being held back. **Seconded by Council Member Rennie.**

VOTE: Motion passed unanimously.

PUBLIC HEARING

9. 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. 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.

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

Council discussed the item.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

MOTION: Motion by **Council Member Badame** to 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. **Seconded by Council Vice Mayor Moore.**

VOTE: Motion passed unanimously.

COUNCIL/TOWN MANAGER REPORTS

Council Matters

- Council Member Badame stated she participated in National School Lunch Week at Blossom Hill Elementary School and attended the Los Gatos-Monte Sereno Police Foundation Recognition Awards Luncheon.
- Council Member Ristow stated she attended the League of California Cities Annual Conference, the Youth Citizen of the Year Awards, the Yavneh Day School Interfaith 2025 Climate Fair, the Los Gatos-Monte Sereno Police Foundation Recognition Awards Luncheon, and National School Lunch Week at Daves Avenue School.
- Vice Mayor Moore stated he attended the League of California Cities Annual Conference, the Youth Park Day and Youth Citizens of the Year Awards, the Los Gatos-Monte Sereno Police Foundation Recognition Awards Luncheon; participated in National School Lunch Week at Louise Van Meter Elementary School; attended Bay Area Municipal Elections Committee (BAYMEC) Progress Never Stops Brunch; met with the Los Gatos High School Principal and one of the Board of Trustees regarding E-Bikes; and attended a Finance Commission meeting.
- Council Member Rennie provided data on home fire safety.
- Mayor Hudes stated he attended the League of California Cities Annual Conference; participated in a Finance Commission meeting, a hearing at the Santa Clara County Superior Court on the Town of Los Gatos vs. Arya/Lux, the Los Gatos-Monte Sereno Police Foundation Recognition Awards Luncheon; toured the On Lok facility for older adults; and observed the Diversity, Equity, and Inclusion Commission meeting; participated in National School Lunch Week at Louise Van Meter Elementary School; and attended a ribbon cutting for Arms Cyber Defense.

Town Manager Matters

Chris Constantin, Town Manager

- Announced that the Mediterranean fruit fly quarantine zone now includes parts of Los Gatos and urged residents of Los Gatos to refrain from removing or consuming fruits or

vegetables outside of their property, and dispose of them in a sealed bag in the garbage bin, not the green waste bin, to help reduce the spread of the fruit fly.

- Announced the Town has evaluated the Insurance Joint Powers Authority (JPA) and stated a recommendation will be brought to Council to reduce insurance costs and expand coverage.
- Commented on the Town's consultant firm, Goldfarb and Lipman, providing information on new affordable housing laws at the League of California Cities - City Attorney Session.
- Recognized Council Member Ristow for her panel discussion on Council-Manager relations at the League of California Cities Conference.

Closed Session Report

Gabrielle Whelan, Town Attorney

- Stated that the Town Council met in closed session on October 14, 2025, to discuss three topics: one item related to anticipated litigation pursuant to Government Code Section 54956.9, and two items of real property negotiation pursuant to Government Code Section 54956.8, and there is no reportable action on those items.
- Commented on the estimated timing for the decision on the Santa Clara County Superior hearing.

ADJOURNMENT

The meeting adjourned at 8:43 p.m.

Respectfully Submitted:

/s/ Jenna De Long, Deputy Town Clerk