



**DRAFT MINUTES
CUPERTINO CITY COUNCIL**
Tuesday, March 17, 2026

SPECIAL MEETING

At 5:45 p.m., Mayor Moore called the Special City Council Meeting to order in the Cupertino Community Hall Council Chamber, 10350 Torre Avenue and via teleconference.

ROLL CALL

Present: Mayor Kitty Moore, Vice Mayor Liang Chao, and Councilmembers J.R. Fruen, and Sheila Mohan. Absent: Councilmember R “Ray” Wang.

STUDY SESSION

1. Subject: Study Session on the Housing Development Project at 10333 N. Wolfe Road.
Recommended Action: Receive Santa Clara County staff’s presentation and provide feedback on the project.

Written communications for this item included emails to Council, supplemental report and presentation from Santa Clara County.

Consuelo Hernandez, Deputy County Executive for the County of Santa Clara; Andrea Osgood, Chief of Real Estate Development and Executive Vice President of Eden Housing; and Sarah Vaccaro, Principal Architect at Architects FORA, gave a joint presentation.

Mayor Moore opened the public comment period and the following members of the public spoke:

Jennifer Griffin
Cory Wolbach, representing Silicon Valley at Home
Peggy Griffin
Stuart Chessen
Pamela Hershey

Housing Commissioner Connie Cunningham (representing self)
Alex Shoor, representing Catalyze SV
Jean Bedord
Venkat Ranganathan
Louise Saadati

Mayor Moore closed the public comment period.

Councilmembers asked questions and made comments.

Council received the presentation from Santa Clara County staff on the Housing Development Project at 10333 N. Wolfe Road.

ADJOURNMENT

At 6:41 p.m., Mayor Kitty Moore adjourned the Special City Council Meeting.

REGULAR MEETING

At 6:47 p.m., Mayor Moore called the Regular City Council Meeting to order in the Cupertino Community Hall Council Chamber, 10350 Torre Avenue and via teleconference; and Teleconference Location Pursuant to Gov. Code 54953(b)(2): The Rosewood Hotel, Lobby, 2825 Sand Hill Road, Menlo Park, CA 94025.

ROLL CALL

Present: Mayor Kitty Moore, Vice Mayor Liang Chao, and Councilmembers J.R. Fruen, Sheila Mohan, and R “Ray” Wang (participated virtually).

Councilmember Wang confirmed that he was in the noticed public location, that he had posted the notice of the meeting at his remote location and that no other individuals over the age of 18 were with him and that no one had indicated to him that they were intending to make public comment or address the Council.

CLOSED SESSION REPORT – None.

CEREMONIAL ITEMS – None.

POSTPONEMENTS AND ORDERS OF THE DAY

MOTION: Moore moved and Mohan seconded to continue Item No. 12, to a special City Council

meeting on April 1, 2026, at 6:30 p.m. The motion passed with the following vote: Ayes: Moore, Chao, Fruen, Mohan and Wang. Noes: None. Abstain: None. Absent: None.

ORAL COMMUNICATIONS

Written communications for this item included emails to the Council.

The following members of the public spoke:

Jennifer Griffin discussed Highway 17 traffic safety and Senate Bill (SB) 330 and loss of retail.

Sayareh Farsio (representing group) discussed truck noise from Lehigh Quarry.

At 7:01 p.m., Councilmember Wang left the meeting.

Veronica Lentfer (representing group) discussed housing evacuation safety.

Peggy Griffin discussed Below Market Rate (BMR) housing, public health and safety, and truck traffic noise.

Ying Sobic discussed the use of rat poison.

Rhoda Fry discussed evacuation safety, Lehigh traffic, and Planning Commission and City Council agenda packets.

Planning Commissioner San Rao (representing self) discussed County Automated License Plate Readers (ALPR), Health Center, Sheriff's budget, Foothill Multimodal Study, and quarry.

Planning Commissioner Tracy Kosolcharoen (representing self) (virtually) discussed an evacuation study and Assembly Bill (AB) 130.

Vikram Saxena (virtually) discussed fire safety and code compliance, architectural and site plan documentation and a technical study.

CONSENT CALENDAR (Items 1-9)

Mayor Moore opened the public comment period and the following members of the public spoke:

Peggy Griffin (Item 4)

Mayor Moore closed the public comment period.

MOTION: Mohan moved and Chao seconded to approve Consent Calendar Items 1-9. The motion passed with the following vote: Ayes: Moore, Chao, Fruen, and Mohan. Noes: None. Abstain: None. Absent: Wang.

1. Subject: Approval of February 24, 2026 City Council meeting minutes
Recommended Action: Approve the February 24, 2026 City Council meeting minutes
2. Subject: Approval of March 3, 2026 City Council meeting minutes
Recommended Action: Approve the March 3, 2026 City Council meeting minutes
3. Subject: Ratifying Accounts Payable for the periods ending February 13, 2026, and February 27, 2026
Recommended Action: A. Adopt Resolution No. 26-027 ratifying Accounts Payable for the Period ending February 13, 2026; and
B. Adopt Resolution No. 26-028 ratifying Accounts Payable for the Period ending February 27, 2026
4. Subject: Review of Future agenda items requested by City Councilmembers (“TBD List”).
Recommended Action: Review the TBD list and accept the staff recommendations for all items.
5. Subject: Award of Agreement to Tyler Technologies, Inc., for the two-year implementation of a new Enterprise Resource Planning (ERP) system in the amount of \$1,785,144, along with three additional years of SaaS maintenance and support totaling \$775,956, for a not-to-exceed total of \$2,561,100; Authorize the City Manager to extend the Contract annually for up to five additional years at an annual escalation rate of 3%, for a total not-to-exceed of \$1,424,907, provided pricing and services remain acceptable.
Recommended Action: 1. Approve a five-year agreement with Tyler Technologies, Inc., for the Tyler ERP system for a total not-to-exceed amount of \$2,561,100;
2. Authorize the City Manager to execute the Contract with Tyler Technologies when all conditions have been met; and
3. Authorize the City Manager to extend the Contract annually for up to five additional years at an annual escalation rate of 3%, for a total not-to-exceed of \$1,424,907, provided pricing and services remain acceptable.

Written communications for this item included a supplemental report.

6. Subject: Approval of a fifth amendment to Granicus, LLC., to renew Enterprise Government Experience Cloud Services subscription for \$578,626 plus a contingency of

\$57,863 over three years, for a not-to-exceed amount of \$636,489.

Recommended Action: Authorize the City Manager to execute the Fifth Amendment to the agreement with Granicus, LLC., to renew Enterprise Government Experience Cloud Services subscription for a three-year not-to-exceed amount of \$636,489, within the total not-to-exceed agreement amount of \$1,334,026.

7. Subject: 2025 General Plan and Housing Element Annual Progress Report.
Recommended Action: Receive the General Plan and Housing Element Annual Progress Report for the 2025 Reporting Year (Attachments A, B, and C).

8. Subject: Award a construction contract for roofing system repairs at Quinlan Community Center and Sports Center to Roofing & Solar Construction, Inc. in the amount of \$650,000; Authorization of construction contingency amount of \$65,000 (10%) for a total contract amount of \$715,000.
Recommended Action: 1. Approve the award of construction contract for the Sports Center and Quinlan Community Center Roofing System Replacement Project in the amount of \$650,000 to Roofing & Solar Construction, Inc.;
2. Authorize the City Manager to execute the construction contract when all conditions have been met; and
3. Authorize the Director of Public Works to execute any necessary change orders up to a construction contingency amount of \$65,000 (10%) for a total contract amount of \$715,000.

9. Subject: Award a construction contract for the 2025 Concrete Reconstruction Project to Villalobos & Associates, Inc. for removal and replacement of concrete curbs, gutters, sidewalks, and pedestrian ramps in the amount of \$1,105,202.14; Authorize construction contingency to allow for unforeseen conditions in the amount of \$110,520.21 (10%) for a total contract amount of \$1,215,722.35.
Recommended Action: 1. Award a construction contract for the 2025 Concrete Reconstruction Project (project number 2025-103) in the amount of \$1,105,202.14 to Villalobos & Associates, Inc.;
2. Authorize the City Manager to execute the construction contract when all conditions have been met; and
3. Authorize the Director of Public Works to execute any necessary change orders up to a construction contingency amount of \$110,520.21 (10%) for a total contract amount of \$1,215,722.35.

ACTION CALENDAR

10. Subject: Follow-Up Analysis of Potential Revenue Ballot Measure Options (Continued on February 19, 2026)

Recommended Action: Receive the follow-up analysis regarding potential revenue ballot measure options and provide direction to staff regarding further evaluation or pursuit of tax ballot measures for potential revenue measures, including business license tax restructuring, Utility Users Tax considerations, and local sales tax options.

Written communications for this item included emails to the Council and staff presentation.

Acting Director of Administrative Services Jonathan Orozco gave a presentation.

Councilmembers asked questions and made comments.

Mayor Moore opened the public comment period and the following members of the public spoke:

Peggy Griffin

Rhoda Fry

Planning Commissioner San Rao (representing self) (virtually)

Bicycle Pedestrian Commissioner Muni Madhhipatla (representing self) (virtually)

Senior Advisor Ken Duran with HDL answered questions.

Mayor Moore closed the public comment period.

Moore moved Chao seconded to direct staff to conduct polling for the Utility Users Tax (UUT) at the current rate, with a potential slight increase, with some modernization of the services included, and add a brief question about parkland ballot measure. The motion passed with the following vote: Ayes: Moore, Chao, Fruen, and Mohan. Noes: None. Abstain: None. Absent: Wang.

At 8:29 p.m., Mayor Moore recessed the meeting. The meeting reconvened at 8:36 p.m. with all Councilmembers present (Wang absent).

11. Subject: Blesch Property Study on Opportunities for Optimal Use

Recommended Action: Receive the presentation and accept staff recommendation or other available options on the future use of the property:

1. Direct staff to further evaluate concepts and costs associated with demolition of the existing structure and initiate planning for conversion of the property to passive park and recreation uses, with no new building structures and minimal grading to avoid floodway impacts (staff recommendation);
2. Modify the Scope of Park Improvements; or
3. Retain the Existing Structure; or

4. Build a New Structure; or
5. Defer Action.

Written communications for this item included emails to the Council and staff presentation.

Director of Public Works Chad Mosley gave a presentation.

Councilmembers asked questions and made comments.

Mayor Moore opened the public comment period and the following members of the public spoke:

Jennifer Griffin

Parks and Recreation Commissioner and Economic Development Committee Member

Claudio Bono (representing self)

Rhoda Fry

Danessa Techmanski (virtually)

Planning Commissioner San Rao (representing self) (virtually)

Councilmembers asked questions and made comments.

Mayor Moore closed the public comment period.

MOTION: Moore moved and Chao seconded the staff recommendation, Option 1, with an amendment to convert to a park with native plantings, remove the structure and return it to nature, and include some pathways that are safely away from the street, with the slope down from Stevens Creek Boulevard.

FRIENDLY AMENDMENT: Fruen made a friendly amendment to coordinate with the Historical Society first before moving forward. (Moore and Chao did not accept this friendly amendment and it was not included in the motion)

FRIENDLY AMENDMENT: Chao made a friendly amendment to add outdoor seating (Moore accepted the friendly amendment)

FRIENDLY AMENDMENT: Chao made a friendly amendment to exclude a labyrinth (Moore accepted the friendly amendment)

The amended motion passed with the following vote: Ayes: Moore, Chao, Fruen, and Mohan. Noes: None. Abstain: None. Absent: Wang.

PUBLIC HEARINGS

12. Subject: Consider a Tentative Map, Architectural and Site Approval, and Tree Removal Permit for the construction of a 51-unit townhome condominium development on Housing Element Priority Housing Sites 25 through 28. The project utilizes Senate Bill 330 and provisions of State Density Bonus law. (Application No(s): TM-2024-009, ASA-2024-015, TR-2024-044; Applicant: SummerHill Homes, LLC; Location: 10857, 10867, 10877, and 10887 Linda Vista Drive; APNs: 356-06-001, -002, -003, and -004).
- Recommended Action: 1. Find the project exempt from the California Environmental Quality Act (CEQA);
2. Make the required findings of No Net Loss (SB 166); and
3. Approve the following permits:
- a. Adopt Resolution No. 26-029 approving Tentative Final Map (TM-2024-009) (Attachment A);
 - b. Adopt Resolution No. 26-030 approving Architectural & Site Approval Permit (ASA-2024-015) (Attachment B); and
 - c. Adopt Resolution No. 26-031 approving Tree Removal Permit (TR-2024-044) (Attachment C).

Written communications for this item included emails to the Council, staff presentation, supplemental report, and Attachment U - Plan set.

As noted under Postponements and Orders of the Day, this item was continued to a special City Council meeting on April 1, 2026, at 6:30 p.m.

ITEMS REMOVED FROM THE CONSENT CALENDAR – None

CITY MANAGER REPORT

13. Subject: City Manager Report

City Manager Tina Kapoor included the City Manager Newsletter, which includes recent highlights and upcoming events as provided in the published agenda.

ORAL COMMUNICATIONS - CONTINUED – None.

COUNCILMEMBER REPORTS

14. Subject: Councilmember Reports

Councilmembers included reports on their various committees and events as provided in the published agenda.

FUTURE AGENDA ITEMS

There were no requests from Councilmembers for future agenda items.

15.Subject: Upcoming Draft Agenda Items Report

A tentative council meeting agenda calendar was provided in the published agenda.

ADJOURNMENT

At 9:12 p.m., Mayor Kitty Moore adjourned the Regular City Council Meeting.

Minutes prepared by:

Lauren Sapudar, City Clerk