



City Council Meeting Agenda

Tuesday, July 14, 2026

City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

General order of Business

1. CALL TO ORDER
2. ROLL CALL
3. ITEMS BEFORE 7:00 PM
4. PLEDGE OF ALLEGIANCE
5. REPORT FROM CLOSED SESSION
6. SPECIAL PRESENTATIONS - none
7. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA
8. COUNCILMEMBER ANNOUNCEMENTS
9. CONSENT BUSINESS
10. PUBLIC HEARINGS - none
11. GENERAL BUSINESS
12. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF
13. MATTERS OF INTEREST/CLARIFICATION
14. ADJOURNMENT

City Council

Julia Mates, Mayor
Cathy Jordan, Vice Mayor
Robin Pang-Maganaris, Councilmember
Gina Latimerlo, Councilmember
Tom McCune, Councilmember

Staff

Afshin Oskoui, City Manager
Scott Rennie, City Attorney
Ken Stenquist, Police Chief
Grace Castaneda, Finance Director
Ann Ritzma, Interim Admin Services Director
Carlos deMelo, Community Development Director
Kevin Kobayashi, Parks and Recreation Director
Edric Kwan, Public Works Director
Jozi Plut, City Clerk

MEETING ATTENDANCE:

Council meetings, unless otherwise noted, are broadcast live to Belmont residents on

1. Comcast Cable Channel 27
2. Streamed live via the City's website at www.Belmont.gov
3. ZOOM <https://belmont-gov.zoom.us/> Meeting ID: 95745673035
4. Attend the meeting in the Council Chambers, Belmont City Hall 2nd floor

PUBLIC COMMENT:

- Public in the Council Chamber present the Clerk a request to speak slip found at the table at the rear of the chamber.
- If participating virtually use the Raise Hand feature to request to speak.
 - For dial- in comments, call *67 1-(669) 900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number)
 - enter **Meeting ID: 95745673035**, and press *9 to request to speak

All public comments are subject to a **3-minute time limit** unless otherwise determined by the Chair.

To submit a written public comment:

E-mail cclerk@belmont.gov before the Council discusses the item, noting the agenda topic or number in the subject line. Comments received up to three hours before the meeting will be distributed to the Council and included in the record but not read aloud during the meeting..

The Mayor has the authority to rule any speaker out of order, including speakers during the Public Comment period; If the subject raised is not within the subject matter jurisdiction of the City Council, during a public hearing or a general business item if the speaker is not presenting testimony or evidence relevant to the matter or if the speaker becomes disruptive to the proceedings and conduct of the meeting.

The Mayor also has the authority to order any person who willfully interrupts the meeting to be removed. All persons are expected to always conduct themselves with civility and courtesy. All persons giving comments shall speak directly to the Council and address issues, not individuals. Personal attacks, cursing and outbursts from the audience in support or opposition to a speaker are not tolerated to foster an environment where everyone feels welcome to speak.

LEVINE ACT:

The Levine Act (California Government Code Section 84308) limits campaign contributions that may be made to elected or appointed City officials (including councilmembers and the mayor) and certain candidates for elective city offices. The Act prohibits an agent of a party from contributing any amount to councilmember while a proceeding for a contract valued at \$50,000 or more, permit, license, or other entitlement for use is pending that does not solely involve purely ministerial decisions. The Act also prohibits parties and participants in the above entitlement proceedings from contributing more than \$500 during the proceeding and for 12 months after the proceeding and requires disclosure of the prohibited contributions. The Act prohibits certain officials, including local elected officials, from taking part in an entitlement proceeding if the official has received a contribution exceeding \$500 from a party or participant in the proceeding within the preceding 12 months. An official is also prohibited from accepting, soliciting, or directing a contribution exceeding \$500 from a party or participant in the proceeding for 12 months after a final decision is rendered in such a proceeding. The law is complex, and this brief description is not legal advice. If you or an agent have made any campaign contributions to a councilmember in the 12 months before a proceeding in which you have an interest or you are contemplating making a contribution within the 12 months after such a proceeding, you are urged to review the Levine Act and consider consulting an attorney. The California Fair Political Practices Commission (FPPC) is responsible for administering the Levine Act. More information about the Act and its implementing regulations can be found on the FPPC's website here: <https://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html>

ACCESSIBILITY

If you need assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA POSTING: I declare a copy of this agenda was posted at City Hall, One Twin Pines Lane, and the City's website www.Belmont.gov Date: _____ Time: _____ /s/:

City of Belmont
City Council Regular Meeting Agenda
July 14, 2026
City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

NOTICE REGARDING MEETING SCHEDULE

The City Council may meet prior to 7:00 PM for Study Sessions, Closed Sessions, or other Special Topics. All other business will commence at 7:00 PM as a time-certain agenda item.

1. CALL TO ORDER

2. ROLL CALL

3. ITEMS BEFORE 7:00 PM

A. CLOSED SESSION 6:00 P.M.

1.) Public Employee Performance Evaluation Government Code Section 54957(b)
Titles: City Manager, City Attorney

B. STUDY SESSION - none

The public will have an opportunity to address the City Council concerning this item.

C. SPECIAL SESSION/OTHER TOPICS - none

ITEMS STARTING AT 7:00 PM

4. PLEDGE OF ALLEGIANCE

5. REPORT FROM CLOSED SESSION

6. SPECIAL PRESENTATIONS - none

7. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

This portion of the meeting is reserved for persons wishing to address the Body on any City matter not on the agenda. The period for public comment at this point in the agenda is limited to 15 minutes, with a maximum of 3 minutes per speaker. Speakers who requested but did not receive an opportunity to speak during this comment period will be given an opportunity to address the Body later in the meeting. State law prohibits the Body from acting on non-agenda items.

8. COUNCILMEMBER ANNOUNCEMENTS

9. CONSENT BUSINESS

Consent business items are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion on these items unless a member or staff request specific items to be removed for separate action. The City Attorney will read the title of ordinances to be adopted.

A. Approval of Minutes

Recommendation: Consider a modifications and approve minutes

Attachments:

[June 23, 2026 Meeting Minutes](#)

B. Monthly Financials

Recommendation: Approve the May 2026 Monthly Financial reports

Attachments:

[May 2026 Monthly Financials](#)

C. Hill Street and El Camino Real Hawk Crossing Project (City Contract No. 2026-652) – Award of construction contract

Recommendation: Adopt a resolution awarding a construction contract to Gruendl, Inc. dba Ray's Electric for the Hill Street and El Camino Real HAWK Crossing Project (City Contract No. 2026-652) in an amount not to exceed \$659,942, plus a 10% construction contingency, and authorizing the City Manager to execute the construction contract

Attachments:

[Staff Report](#)

[Resolution](#)

D. Belmont Village Bicycle Improvement Project – Notice of Completion

Recommendation: Adopt a resolution accepting the construction work and authorizing the issuance of a Notice of Completion for the Belmont Village Bicycle Improvement Project, City Contract Number 2025-638

Attachments:

[Staff Report](#)

[Resolution](#)

E. 2025 Pavement Rehabilitation Project – Notice of Completion

Recommendation: Adopt a resolution accepting the construction work and authorizing the issuance of Notice of Completion for the 2025 Pavement Rehabilitation Project, City Contract Number 2025-637

Attachments:

[Staff Report](#)

[Resolution](#)

F. 2026 Sanitary Sewer and Storm Infrastructure Repair Project – Design Contract

Recommendation: Adopt a resolution authorizing the City Manager to negotiate and execute a Task Order with WHB Engineers for an amount not-to-exceed \$307,346 for the design of the 2026 Sanitary Sewer and Storm Infrastructure Repair Project

Attachments:

[Staff Report](#)

[Resolution](#)

[WHB Engineers Proposal](#)

G. 2027 Pavement Rehabilitation and Utility Improvement Project

Recommendation: Adopt a resolution authorizing the City Manager to negotiate and execute a Task Order with Schaaf and Wheeler Consulting Civil Engineers in an amount not to exceed \$419,015 to provide design, bidding, and construction support services for the 2027 Pavement Rehabilitation and Utility Improvement Project

Attachments:

[Staff Report](#)

[Resolution](#)

[Schaaf & Wheeler Consulting Civil Engineers Proposal](#)

H. Agreement with Pavement Engineering Inc. for construction inspection services for the 2026 Pavement Rehabilitation Project

Recommendation: Adopt a resolution authorizing the City Manager to negotiate and execute an agreement with Pavement Engineering Inc. to provide construction inspection and materials testing services in an amount not to exceed \$258,730 for the 2026 Pavement Rehabilitation Project, and approve a \$100,000 budget transfer from the 2025 Pavement Rehabilitation Project to the 2026 Pavement Rehabilitation Project

Attachments:

[Staff Report](#)

[Resolution](#)

[Pavement Engineering Proposal](#)

I. Parcel Map for SB-9 Urban Lot Split at Miramar Terrace – APNs 045-140-410 and 044-211-090

Recommendation: Adopt a Resolution approving the Parcel Map for an Urban Lot Split under Senate Bill 9 (SB 9) for the properties located at APNs 045-140-410 and 044-211-090 and accepting the dedication of an Emergency Vehicle Access Easement (EVAE), Ingress/Egress Easement, and Public Utility Easement (PUE)

Attachments:

[Staff Report](#)

[Resolution](#)

[Parcel Map](#)

J. Revised Master Employee Pay Schedule – July 2026

Recommendation: Adopt a resolution updating the City's Master Employee Pay Schedule to meet California Public Employees' Retirement System (CalPERS) requirements

Attachments:

[Staff Report](#)

[Resolution](#)

[Master Employee Pay Schedule](#)

K. Approval of New and Revised Job Descriptions and Salary Ranges in the Parks and Recreation Department

Recommendation: Adopt a resolution establishing the Recreation Coordinator II classification, formalizing the Recreation Specialist II classification, updating the Recreation Coordinator and Supervisor job descriptions and revising the salary range and job description for the Recreation Manager classification

Attachments:

[Staff Report](#)

[Resolution](#)

[Revised Job Park and Recreation Descriptions](#)

L. Server Replacement

Recommendation: Adopt a resolution 1) authorizing the City Manager to negotiate and execute the purchase of servers, equipment, implementation services, and 5-year support with Nutanix for a total amount not to exceed \$400,000; and 2) authorizing a budget appropriation of \$380,000 from the Fleet and Equipment Management Fund and \$20,000 from the Belmont Fire Protection District Fund

Attachments:

[Staff Report](#)

M. Fiscal Year (FY) 2026-27 California Highway Patrol Cannabis Tax Fund Grant Program

Recommendation: Adopt a resolution authorizing the City Manager to submit and execute all necessary grant documents upon approval of its application for the FY 2026-27 California Highway Patrol Cannabis Tax Fund Grant for a total award of \$78,774.74, making grant performance and funding commitments, and appropriating \$78,774.74 grant revenue and associated expenditures in the current FY 2026-27 budget related to the Cannabis Tax Fund Program

Attachments:

[Staff Report](#)
[Resolution](#)
[FY26-27 Tax Fund Grant](#)

N. Fiscal Year (FY) 2026-27 Board of State and Community Corrections (BSCC) Proposition 64 Public Health and Safety Grant Program

Recommendation: Adopt a resolution authorizing the City Manager to submit and execute all documents necessary to accept and administer the FY 2026-27 through FY 2030-31 Board of State and Community Corrections (BSCC) Proposition 64 Public Health and Safety Grant in the amount of \$999,447, make all required grant assurances and commitments, and appropriate \$246,007 in grant revenue and corresponding expenditures in the FY 2026-27 budget

Attachments:

[Staff Report](#)
[Resolution](#)

O. Authorization of Change Order No. 4 with InCharge Energy, Inc. and Supplemental Budget Appropriation for the EV Charging Stations Project (CIP No. 8090)

Recommendation: Adopt a resolution (1) authorizing the City Manager to negotiate and execute Change Order No. 4 with InCharge Energy, Inc. in the amount of \$77,559 for the EV Charging Stations Project (CIP No. 8090), increasing the total contract amount to \$423,927 and (2) approving a \$90,000 supplemental budget appropriation to CIP No. 8090, funded by Westlight Energy's EV Ready Incentive Program

Attachments:

[Staff Report](#)
[Resolution](#)
[Location Map](#)

P. 678 Ralston Ave and 951 Old County Rd. Loan Funding Agreement Amendment

Recommendation: Adopt a resolution 1) authorizing the City Manager to negotiate and enter into a modified loan funding agreement with CRP Affordable Housing and Community Development or affiliated entities or partners to provide up to \$1.5 million of Belmont affordable housing funds for construction of a 65-unit affordable housing project at 678 Ralston Ave., an increase of \$500,000 over the prior loan funding approval in May of 2025; and 2) authorizing a budget appropriation of \$1.5 million in FY 2026-27 from the Affordable Housing Fund

Attachments:

[Staff Report](#)

[678 Ralston Funding Request Amendment - Resolution](#)
[951 Old County Rd Loan Funding Request Amendment - Resolution](#)
[The Ridge at Ralston - City of Belmont Increased Funding Request](#)

Q. CSG Consultants, Inc. Building Plan Review Services – Task Order #3

Recommendation: Motion to authorize the City Manager to negotiate and execute Task Order #3 with CSG Consultants, Inc. (CSG) for Building Plan Review Services for Fiscal Year 26-27 for a not to exceed contract amount of \$480,000

Attachments:

[Staff Report](#)

R. Amendment #1 to Service Agreement for Building Inspection Services from 4 Leaf, Inc.

Recommendation: Motion to authorize the City Manager to negotiate and execute Amendment #1 to the Service Agreement with 4 Leaf, Inc. (4LEAF) to provide building inspection services for FY26-27 for \$180,000. This amendment would bring the total not to exceed cost for this contract to \$445,000

Attachments:

[Staff Report](#)

10. PUBLIC HEARINGS - none

11. GENERAL BUSINESS

General Business items are considered separately, typically in the order listed. The chair will call for public comment on each item when the body considers the item.

A. Citizen Initiative Community Center Tax Measure

Recommendation:

1. Adopt a resolution calling a General Municipal Election on Tuesday, November 3, 2026, to submit to the voters a proposed citizen initiative special tax measure, requesting that the San Mateo County Board of Supervisors consolidate the municipal election with the statewide election and authorize the San Mateo County Clerk to conduct all election services, and direct the City Attorney to prepare the impartial analysis of the measure.
2. By motion, designate a two-member Council subcommittee to prepare and sign, if requested by the proponents, the argument in favor of the measure and any rebuttal

Attachments:

[Staff Report](#)

[Resolution](#)

[Ballot Measure Ordinance](#)

[ROV_Belmont Certification Letter](#)

B. Belmont Harbor Industrial Area (HIA) Specific Plan Update

Recommendation: Receive an update on the Belmont Harbor Industrial Area (HIA) Specific Plan Project and provide feedback and direction on the proposed development standards for the O'Neill Avenue and Karen Road Residential Transition Areas, and the new Master Plan concept

Attachments:

[Staff Report](#)

[Transition Areas](#)

[Master Plan Approach](#)

C. Designation of Voting Delegate and Alternate for League of California Cities Annual Conference September 23-25, 2026

Recommendation: That the City Council, by motion, designate a voting delegate and up to two alternate voting delegates for the upcoming League of California Cities (Cal Cities) Annual Conference and authorize the voting delegate to represent the City during the General Assembly

Attachments:

[Staff Report](#)

[2026-Voting Delegate Information Packet](#)

12. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

A. Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

B. Verbal report from City Manager

13. MATTERS OF INTEREST/CLARIFICATION

Items in this category are for discussion and direction to staff only. However, Council/Board may take final action on an item if there is no need for additional staff analysis.

14. ADJOURNMENT