



City Council Meeting Agenda

Tuesday, September 8, 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
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
Anais Martinez Aquino, Administrative Service Director

Staff

Afshin Oskoui, City Manager
Scott Rennie, City Attorney
Ken Stenquist, Police Chief
Grace Castaneda, Finance 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
September 8, 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 - 6:15 PM

1) Conference with Legal Counsel - Anticipated Litigation Significant exposure to litigation - Government Code Section 54956.9(d)(2): One case,
The City has received a communication from the Tamien Nation regarding the treatment and handling of culturally significant archaeological resources encountered during a City project. The City and the Tamien Nation have subsequently engaged in discussions regarding appropriate measures for the protection and handling of cultural resources, including monitoring and cultural resource handling services.

2) Conference with Labor Negotiators Government Code Section 54957.6 Unrepresented Employees: City Manager, City Attorney Designated Representatives: Julia Mates, Gina Latimerlo

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

A. Proclamation Designating September 2026 as Suicide Prevention Month

B. Proclamation Recognizing Carlos de Melo Community Development Director on his Retirement

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 modifications and approve minutes.

Attachments:

[Meeting Minutes July 14, 2026](#)

B. Fuel Delivery Services Agreement

Recommendation: Award a service agreement to Valley Oil Company for fuel delivery services to the City's Corporation Yard and generator site locations throughout the City and authorize the City Manager to negotiate and execute a three-year agreement, with an option for two additional one-year extensions.

Attachments:

[Staff Report](#)

[Resolution](#)

C. 2025 Sewer Rehabilitation Project – Notice of Completion

Recommendation: Adopt a resolution accepting the construction and authorizing the issuance of Notice of Completion for the 2025 Sewer Rehabilitation Project, City Contract Number 2025-636.

Attachments:

[Staff Report](#)

[Resolution](#)

D. Purchase of Parks & Recreation Passenger Van

Recommendation: Adopt a resolution authorizing 1) the City Manager to execute a contract for the acquisition of one Parks and Recreation van for a total amount not to exceed \$94,490, and 2) authorizing a budget appropriation of \$94,490 from the Fleet and Equipment Management Fund for the new van purchase.

Attachments:

[Staff Report](#)

[Resolution](#)

E. Central Square Community Development Software Agreement

Recommendation: Staff recommends that the City Council make a motion authorizing the City Manager to negotiate and execute an agreement with Central Square Technologies for a three-year term for the continued subscription and maintenance of the cloud-based software servicing the Community Development Department for an amount not to exceed \$269,073.25.

Attachments:

[Staff Report](#)

[Central Square Contract Renewal](#)

F. Contract Amendment No. 3 for ADU Resource Center of San Mateo County

Recommendation: Motion to authorize the City Manager to: 1) negotiate and execute Amendment No.3 to the Service Agreement with the ADU Resource Center to provide services for fiscal year 2026-27 for \$29,800; 2) execute contract renewals for up to two additional one-year terms with an annual cost escalator of 3% to 5% based on the Consumer Price Index, subject to annual budget appropriations; and 3) execute future agreements with a potential new fiscal agent, in the event that the ADU Resource Center transitions to a new non-profit or other entity.

Attachments:

[Staff Report](#)

[Performance Dashboard March 2026](#)

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. Central El Camino Real Multimodal Plan Presentation & Supporting Resolution for development of SamTrans/Caltrans Complete Street Improvements Project on El Camino Real

Recommendation: 1) Receive a presentation and update regarding the Central El Camino Real Multimodal Plan.

2) Adopt a resolution supporting SamTrans and Caltrans working with Belmont through the Caltrans project development process to plan, design, and implement complete street improvements on El Camino Real in Belmont.

Attachments:

[Staff Report](#)

[Resolution](#)

[Central ECR Multimodal Plan](#)

[Central ECR Multimodal Plan PPT](#)

B. Community Center Project Authorization of Design-Build Procurement, Evaluation of Delivery Options, and Direction to Explore a Project Labor Agreement

Recommendation: Staff recommends that the City Council adopt the attached resolution authorizing staff to establish a design-build delivery framework for the Community Center Project and to evaluate whether conventional design-build or progressive design-build provides the best delivery approach as the project definition, funding strategy, schedule, risk profile, and market conditions become clearer.

1) Authorize use of a design-build delivery method for the Community Center Project pursuant to applicable California Public Contract Code authority.

2) Authorize staff to evaluate conventional design-build and progressive design-build and recommend the approach that best serves the City's interests.

3) Authorize preparation of the applicable procurement documents, evaluation criteria, conflict-of-interest guidelines, bonding, insurance, and contract requirements.

4) Authorize staff to begin evaluating and, if appropriate, negotiating a project-specific Project Labor Agreement (PLA) in connection with the selected design-build delivery method.

5) Require any proposed PLA and the final design-build procurement strategy to return to the City Council for approval at the appropriate stage before the City is contractually committed

to construction.

Attachments:

[Staff Report](#)

[Resolution](#)

[Community Center Strategy PPT](#)

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

ADA Notice: If you require assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413 in advance so reasonable accommodations can be arranged.

Agenda Materials: Meeting materials are available at www.belmont.gov. Documents distributed to a majority of the City Council, District Board, or Commission regarding agenda items will be available at the City Clerk's Office, One Twin Pines Lane, during normal business hours and at the meeting.