CITY OF PLEASANTON
CITY COUNCIL
MINUTES

Tuesday, August 19, 2025
7:00 PM

CALL TO ORDER

Mayor Balch called the Regular Meeting of the City Council to order at the hour of 7:00 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

ROLL CALL

Present: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Absent: None.

REPORT ON CLOSED SESSION

City Attorney Sodergren stated there was no reportable action.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

Mayor Balch opened public comment. The following individuals provided comment: Sharon Piekarski, Shiroy Choksey, YinJi Jin, Samir Rajguru, and Kelly Cousins.

Mayor Balch closed the public comment.

Councilmember Eicher recused from voting on item 4 due to personal investment.

MOTION: It was m/s by Testa/Nibert to approve the consent calendar as recommended. Motion passed by the following vote:

Ayes:	Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes:	None
Absent:	None

City Manager

1. Approve meeting minutes of June 17, 2025 and July 15, 2025

   Recommendation: Approve meeting minutes of June 17, 2025 and July 15, 2025.

2. Approve designation of voting delegates for the 2025 California Cities Annual Conference

Recommendation: Designate Councilmember Craig Eicher as the City's voting delegate and Councilmember Jeff Nibert as the alternate for the 2025 Cal Cities conference.

3. Receive a report on the outcome of the Project Prioritization Framework for Fiscal Years 2025/26 and 2026/27 workshop

   Recommendation: Receive a report on the outcome of the Project Prioritization Framework for Fiscal Years 2025/26 and 2026/27 workshop.

Community and Economic Development

4. Actions of the Zoning Administrator and Planning Commission

   Recommendation: Actions of the Zoning Administrator and Planning Commission.

5. Introduce and waive the first reading of an Ordinance amending Chapter 18 Zoning of the Pleasanton Municipal Code (PMC) and finding that such amendments are exempt from the California Environmental Quality Act (CEQA) under Guidelines Section 15061(b)(3) (common sense exemption) and amending Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the PMC to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBBs in various Commercial, Office, Industrial and related planned unit development (PUD) districts and in various Districts of the Hacienda PUD Area; (4) modify the Design Review requirements to reduce the level of design review for IBBs making limited building and site plan changes; and (5) modify specific and related development standards for IBBs

   Recommendation:

   1. Find that the proposed PMC amendments are exempt from the California Environmental Quality Act under Guidelines Section 15061(b)(3) (common sense exemption).
   2. Introduce Ordinance No. 2297, and waive the first reading, approving amendments to Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBBs in various Commercial, Office, Industrial and related PUD districts and in various Districts of the Hacienda PUD Area; (4) modify the Design Review requirements to reduce the level of design review for IBBs making limited building and site plan changes; and (5) modify specific and related development standards for IBBs.

6. Accept $1,275,000 in 2026 Comprehensive Investment Plan Funds from the

Alameda County Transportation Commission for the West Las Positas Boulevard Multimodal Reconstruction Project (Phase 2), CIP No. 11514, and the I-580 Overcrossing Bicycle and Pedestrian Improvements Project, CIP No. 22570, and authorize related budget adjustments for revenue and expenditure in Measure F (VRF), Measure B, and Measure BB funds

Recommendation: Authorize the City Manager to execute the project funding agreements with the Alameda County Transportation Commission related to the West Las Positas Boulevard Multimodal Reconstruction Project (Phase 2-Iron Horse Trail to Santa Rita Road), CIP No. 11514 and the I-580 Overcrossing Bicycle and Pedestrian Improvements Project, CIP No. 22570, and update the fiscal year (FY) 2025/26 CIP budget to add the funding allocation as follows:

- $750,000 in Measure F (VRF) revenue and expenditure (Fund 166), in CIP No. 11514 (West Las Positas Boulevard Multimodal Reconstruction Project (Phase 2))
- $350,000 in Measure B revenue and expenditure (Fund 163) in CIP No. 22570 (I-580 Overcrossing Bicycle and Pedestrian Improvements Project)
- $175,000 in Measure BB revenue and expenditure (Fund 165) in CIP No. 22570 (I-580 Overcrossing Bicycle and Pedestrian Improvements Project)

The local match portions for both projects are already included in the FY 2025/26 CIP budget.

7. Approve the creation of a Quiet Zone Feasibility Study, a Preliminary Design Capital Improvement Project, and budget amendments to reallocate $175,000 from the Repair and Replacement Internal Service Fund (Bernal Community Park Synthetic Fields Project) to fund the study

   Recommendation: Approve the creation of the Capital Improvement Program Project, "Quiet Zone Feasibility Study and Preliminary Design," including its addition to the approved 5-year CIP in fiscal year 2025/26, and budget amendments to allocate $175,000 from the Repair and Replacement program to the Quiet Zone Feasibility Study and Preliminary Design Project, CIP No. [TBD].

<u>Finance</u>

8. Accept the monthly disbursements and investment report for June 2025

   Recommendation: Accept claim disbursements in the amount of $16,655,705 and the investment report for the month of June 2025.

<u>Human Resources</u>

9. Adopt a resolution approving the proposed Memorandum of Understanding between the Livermore-Pleasanton Fire Department Joint Powers Authority and the International Association of Firefighters, Local 1974 with term ending June 30, 2029

   Recommendation: Adopt Resolution No. 2025-049 approving the proposed Memorandum of Understanding between the Livermore-Pleasanton Fire Department Joint Powers Authority and the International Association of Firefighters, Local 1974 with term ending June 30, 2029.

10. Adopt a resolution approving the proposed Memorandum of Understanding between the Livermore-Pleasanton Fire Department Joint Powers Authority and the International Association of Firefighters, Local 1974 Battalion Chief's Unit with term ending June 30, 2028

    Recommendation: Adopt Resolution No. 2025-050 approving the proposed Memorandum of Understanding between the Livermore-Pleasanton Fire Department Joint Powers Authority and the International Association of Firefighters, Local 1974 Battalion Chief's Unit with term ending June 30, 2028.

Library and Recreation

11. **Continued from June 17, 2025 -** Introduce an ordinance amending the Pleasanton Municipal Code to add a new Chapter 13.20 to Title 13 establishing a public art contribution requirement for non-residential development and adopt a resolution amending the City's Master Fee Schedule to add a public art contribution in-lieu fee

    Recommendation: Introduce Ordinance No. 2298 adding a new chapter 13.20 to Title 13 of the Pleasanton Municipal Code establishing a public art contribution requirement for non-residential development and adopt a resolution amending the City's Master Fee Schedule to add a public art contribution in-lieu fee.

Police

12. Authorize the City Manager to enter into a five-year agreement with Axon Enterprise, Inc. in the amount of $1,724,652 for a service package for body-worn cameras, conducted energy devices (i.e. Tasers), and electronic evidence storage

    Recommendation:

    1. Approve and authorize the City Manager to execute a five-year agreement with Axon Enterprise, Inc., in the amount of $1,567,866.
    2. Authorize the City Manager to approve and execute amendments to the agreement in the case of changes to the agency's needs, including but not

limited to additional licenses and purchasing updated and new Axon products and services within a contingency amount not to exceed $156,786 (approximately ten percent of the total five-year agreement amount).

Public Works

13. Accept Geologic Hazard Abatement District (GHAD) maintenance work performed by Brannon Corporation for the 2024 GHAD Maintenance Contract for Laurel Creek, Moller Ranch, Lemoine Ranch, and Oak Tree Farm and authorize the return of the project’s remaining balance of $48,575 to the respective GHAD funds

    Recommendation:

    1. Accept the project as complete and authorize the City Clerk to file a Notice of Completion.
    2. Authorize the release of the retention in the amount of $13,255.45 to Brannon Corporation, 30 days after the recordation of the Notice of Completion.
    3. Authorize the return of the project’s remaining balance of $48,575 to the respective GHAD funds; $15,066 to Laurel Creek (Fund 131), $11,464 to Moller Ranch (Fund 132), $4,924 to Lemoine Ranch (Fund 130) and $17,121 to Oak Tree Farm (Fund 133).

14. Accept public improvements performed by Pointe Strategies for the Callippe Preserve Trail Renovation Project, CIP No. 24767 and authorize the return of the project's remaining balance of $951

    Recommendation:

    1. Accept the construction of the project as complete and authorize the City Clerk to file a Notice of Completion.
    2. Authorize the return of the project’s balance of $951 to the Park CIP – General Fund (Fund 221).

15. Accept public improvements for Tract 8352 "Diamond Canyon" by Toll West Coast LLC (formerly known as Lund Ranch)

    Recommendation: Accept subdivision improvements constructed by Toll West Coast LLC associated with Tract 8352 at 1500 Lund Ranch Road, and authorize release of financial securities as follows:

    1. Accept the subdivision improvements constructed as part of Tract 8352, 90 calendar days after this action pursuant to California Government Code §66499.7.

2. Authorize the release of the Performance Bond and Labor and Materials Bond held as financial security, each in the amount of $6,841,000 (Bond No. 30123032 by Western Surety Company), 90 calendar days after this action, assuming no liens are filed.
3. Authorize the release of the Maintenance Bond in the amount of $684,100 (Bond No. 30123033 by Western Surety Company), held in conformance with Section 10 “Defects” of the Subdivision Agreement, one calendar year after this action, assuming no latent defects are discovered.

16. Approve plans and specifications and accept public improvements performed by Villalobos & Associates, Inc. for the Annual Curb and Gutter Project, CIP No. 25509, and approve a budget amendment to return $21,968 to the Gas Tax Fund

    Recommendation:

    1. Approve plans and specifications and accept the project as complete and authorize the City Clerk to file a Notice of Completion.
    2. Authorize release of the retention in the amount of $27,740 to Villalobos & Associates, Inc., 30 days after the recordation of the Notice of Completion.
    3. Approve a budget amendment to return the project’s unused balance of $21,968 to the Gas Tax fund balance (Fund 160).

17. Authorize the City Manager to enter into an as-needed maintenance and trade services agreement for utilities sewer maintenance services with Duke’s Root Control, Inc. for a not-to-exceed amount of $750,000 and a five-year term

    Recommendation: Authorize the City Manager to enter into an as-needed maintenance and trade services agreement for utilities sewer maintenance services with Duke’s Root Control, Inc. for a not-to-exceed amount of $750,000 and a five-year term.

18. Approve the purchase of four Ford Police Interceptor Utility Hybrids from National Auto Fleet Group for $287,193 (inclusive of a 15 percent contingency) in the Police Vehicle Internal Service Fund (Fund 511)

    Recommendation: Authorize the City Manager to execute a purchase order with National Auto Fleet Group for four Ford Police Interceptor Utility Hybrids for $287,193 (inclusive of a 15 percent contingency).

19. Authorize the City Manager to enter into on-call general landscape architectural professional services agreements with the three firms of Callander Associates Landscape Architecture, Inc., Gates + Associates, Inc., and RRM Design Group for an aggregate not-to exceed total of $750,000 and a five-year term

    Recommendation:

    1. Approve and authorize the City Manager to execute the professional

services agreements with Callander Associates Landscape Architecture, Inc., Gates + Associates, Inc., and RRM Design Group to provide on-call general landscape architectural professional services in the total aggregate amount not to exceed $750,000 for up to five years.
2. Authorize the City Manager or designee to approve task authorizations.

20. Authorize the City Manager to enter into a second amendment to the professional services agreement with Sequoia Ecological Consulting, Inc. for $20,870, for a total not-to-exceed amount of $172,485, and extending the term for one year to provide additional environmental services for the Augustin Bernal Fuel Management Project, CIP No. 25783

    Recommendation: Approve and authorize the City Manager to execute a second amendment to the professional services agreement with Sequoia Ecological Consulting, Inc. for $20,870 for a total not-to-exceed amount of $172,485 extending the term through December 31, 2026 to provide additional special-status plant surveys and bid assistance.

21. Authorize the City Manager to execute a first amendment to the professional services agreement with ENGEO Incorporated in the amount of $298,325 with an approximately 5 percent contingency of $14,916 for a total cost of $313,241, increasing the total contract amount from $782,407 to $1,080,732 and extending the term to June 30, 2027, for the Sycamore Creek Storm Improvements (Sunol Boulevard) Project, CIP No. 24662

    Recommendation:

    1. Approve and authorize the City Manager to execute the first Amendment to the professional services agreement with ENGEO Incorporated in the not-to-exceed amount of $298,325 increasing the total contract amount from $782,407 to $1,080,732 and extending the term to December 31, 2027.
    2. Authorize the Director of Public Works to execute amendments to the professional services agreement with ENGEO Incorporated for up-to $14,916 (5 percent contingency).

22. Authorize the City Manager to enter into a maintenance and as-needed services agreement with Terra Landscape for weed abatement services for a total not-to-exceed amount of $547,651 for a three-year term with the option to extend the agreement for two additional one-year terms, with a total agreement amount not to exceed five years and $982,921

    Recommendation:

    1. Approve and authorize the City Manager to enter into a three-year maintenance and as-needed services agreement with Terra Landscape from September 1, 2025, to June 23, 2028, in the amount of $547,651 with a not-

to-exceed amount of $152,847 for fiscal year (FY) 2025/26 (September to June), $192,588 for FY 2026/27, and $202,216 for FY 2027/28, inclusive of a 15 percent contingency per year.

2. Authorize the City Manager to exercise two optional one-year agreement extensions, provided upon satisfactory performance at the end of the agreement's three-year term, with an increase based on the Consumer Price Index (CPI) in the fourth and fifth years, with a total contract amount not to exceed five years and $982,921.

MEETING OPEN TO THE PUBLIC

23. Public Comment regarding items not listed on the agenda – Speakers are limited to 3 minutes.

    Mayor Balch opened public comment. The following individuals provided comment: Joel Hair, Carin Elam, Vicki LaBarge, Harsh, Siva, Hari Kathrani, and Debbie Wallace.

    Mayor Balch closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

24. Receive a report and provide direction on conducting voter opinion polling for potential revenue ballot measures

    Recommendation: Receive a report and provide direction on conducting voter opinion polling for potential revenue ballot measures.

    Presentation by Aaron Zavala, Assistant to the City Manager.

    Mayor Balch opened public comment. The following individuals provided comment: Debbie Wallace.

    Mayor Balch closed the public comment.

    MOTION: It was m/s by Gaidos/Nibert to begin discussion and exploration on a transient occupancy tax but without conducting formal polling. Motion passed by the following vote:

    Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
    Noes: None
    Absent: None

    MOTION: It was moved by Vice Mayor Nibert to proceed with polling. The motion failed for lack of a second.

Mayor Balch called a recess at 9:10 p.m. and reconvened the meeting at 9:19 p.m.

25. Receive a report on the operations of the Pleasanton Pioneer Cemetery and provide direction on a modified service model

Recommendation: Receive a report on the operations of the Pleasanton Pioneer Cemetery and provide direction on a modified service model.

Presentation by Heidi Murphy, Library and Recreation Director and Stephanie Sloane (L.F. Sloane Consulting Group).

Mayor Balch opened public comment. The following individuals provided comment: Frank Capilla, Roy Smith, David Garrison, Jason Hsu, Yvette Garrison.

Mayor Balch closed the public comment.

MOTION: It was m/s by Nibert/Gaidos to shift to the City and Partner service model wherein casket burials will be paused and the City will administer core functions and partner will perform maintenance at an estimated annual expense of $70,000 to $115,000. Motion passed by the following vote:

Ayes: Councilmembers Gaidos, Nibert, Mayor Balch
Noes: Councilmembers Eicher, Testa
Absent: None

26. Receive an update from the Pleasanton Downtown Association and approve appointment of the Advisory Board for the 2026 Downtown Pleasanton Business Improvement District

Recommendation:

1. Receive an update from the Pleasanton Downtown Association on downtown economic vitality
2. Appoint the Pleasanton Downtown Association Executive Committee, comprised of the following members, as the Advisory Board for the Downtown Pleasanton Business Improvement District assessment process and collection for calendar year 2026:

- President – Angel Moore, Member-at-Large
- President Elect – Todd Utikal, Restaurant Owner
- Secretary – Jesse Takens, Retail Owner/Property Owner
- Treasurer – Jennifer Hatcher, Personal Services Owner
- Past President – Randy Brown, Member-at-Large

Presentation by Lisa Adamos, Economic Development Manager and Gabrielle Welk

(Pleasanton Downtown Association).

Mayor Balch opened public comment. There being no speakers, Mayor Balch closed the public comment.

MOTION: It was m/s by Testa/Gaidos to approve the item as recommended. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes: None
Absent: None

MATTERS INITIATED BY COUNCIL

By majority consensus, the City Council agreed to add exploration of cannabis sales to the City Council's category 3 project priorities list.

COUNCIL REPORTS

Councilmembers reported on regional and local meetings attended.

ADJOURNMENT

Mayor Balch adjourned the meeting at 11:16 p.m.

Jocelyn Kwong, City Clerk