



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, September 16, 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

City Manager Beaudin noted additional supplemental material was provided at the dais for item 5, item 12 is removed from the agenda to be scheduled for a future meeting date with additional analysis to be provided, and item 14 has a modified recommendation.

Councilmember Eicher requested to remove item 3 from the consent calendar for further discussion.

CONSENT CALENDAR

Mayor Balch opened public comment. The following individuals provided comment: Jennifer Ellis.

Mayor Balch closed the public comment.

MOTION: It was m/s by Nibert/Testa to approve the consent calendar as recommended, with the exception of the items 3 and 12. 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 August 19, 2025

Recommendation: Approve meeting minutes of August 19, 2025.

2. Approve budget amendments to allocate \$100,000 in Opioid Settlement Funds towards the construction of a new substance-use disorder facility in unincorporated Alameda County to serve the Tri-Valley Region

Recommendation: Approve budget amendments to allocate \$100,000 in Opioid Settlement Funds towards the construction of a new substance-use disorder facility in unincorporated Alameda County to serve the Tri-Valley Region.

Community and Economic Development

4. Adopt Ordinance No. 2297 an ordinance of the City Council of the City of Pleasanton finding amendments to the Zoning Code are exempt from the California Environmental Quality Act under Guidelines Section 15061(b)(3) and approve 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 the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for: (a) IBBs constructing new and/or significantly modifying existing buildings, (b) IBBs leasing space in a previously reviewed and approved building, and (c) IBBs that are permitted by right; and (5) modify specific and related development standards for IBBs, as filed under Case No. P25-0192

Recommendation: Adopt Ordinance No. 2297 an ordinance of the City Council of the City of Pleasanton finding amendments to the Zoning Code are exempt from the California Environmental Quality Act under Guidelines Section 15061(b)(3) and approve 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 the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for: (a) IBBs constructing new and/or significantly modifying existing buildings, (b) IBBs leasing space in a previously reviewed and approved building, and (c) IBBs that are permitted by

right; and (5) modify specific and related development standards for IBBs, as filed under Case No. P25-0192.

5. Actions of the Zoning Administrator and Planning Commission

Recommendation: Actions of the Zoning Administrator and Planning Commission.

Finance

6. Accept the monthly disbursement and investment report for July 2025

Recommendation: Accept claim disbursements in the amount of \$41,311,900 and the investment report for the month of July 2025.

Library and Recreation

7. Adopt Ordinance No. 2298 an Ordinance of the City Council of the City of Pleasanton adding a new Chapter 13.20 to Title 13, Public Art Contribution, to the Municipal Code of the City of Pleasanton

Recommendation: Adopt Ordinance No. 2298 an Ordinance of the City Council of the City of Pleasanton adding a new Chapter 13.20 to Title 13, Public Art Contribution, to the Municipal Code of the City of Pleasanton.

8. Adopt a resolution updating the Master Fee Schedule Section D. Pleasanton Public Library Fine and Fee Schedule to assign Library Meeting Room rental fees

Recommendation: Adopt Resolution No. 2025-052 updating the Master Fee Schedule Section D. Pleasanton Public Library Fine and Fee Schedule to assign Library Meeting Room rental fees

9. Adopt a resolution to revise the Library's Materials Recovery Policy

Recommendation: Adopt Resolution No. 2025-053 to revise the Library's Materials Recovery Policy.

Public Works

10. Adopt a resolution approving the Urban Forest Master Plan, CIP No. 22773

Recommendation: Adopt Resolution No. 2025-054 approving the Urban Forest Master Plan, CIP No. 22773.

11. Accept the public improvements performed by O'Grady Paving, Inc. for the Annual Street Resurfacing & Preventative Maintenance Project, CIP No. 24503, and authorize the return of the remaining project funds to the Gas Tax Fund (Fund 160)

and Streets CIP General Fund (Fund 211)

Recommendation:

1. Accept the construction of 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 \$389,983.20 to O'Grady Paving, Inc., 30 days after the recordation of the Notice of Completion.
 3. Authorize the return of the remaining project funding to the fund balance in the Gas Tax Fund (Fund 160) and the Streets CIP General Fund (Fund 211) for future eligible projects.
12. Reject all bids from the July 16, 2025, bid opening, award and authorize the City Manager to enter into an agreement with Wilson General Contracting, Inc. for the OSC Fire Alarm & Notification System Project, CIP No. 23457, the Library Fire Alarm Upgrade Project, CIP No. 26386, and for fire alarm retrofits at the OSC-LPFD and Pleasanton Police Station in an amount not to exceed \$745,000

Item removed from agenda.

13. Authorize the City Manager to enter into the fourth amendment to the professional services agreement with MaintStar, Inc. for Asset Management Plan Project, CIP No. 24460 for additional funds in the amount of \$90,450, for a total contract amount not-to-exceed \$630,892

Recommendation: Authorize the City Manager to enter into the fourth amendment to the professional services agreement with MaintStar, Inc. for Asset Management Plan Project, CIP No. 24460 for additional funds in the amount of \$90,450, for a total contract amount not-to-exceed \$630,892

14. Ratify a contract with DPI Construction, Inc. for the emergency sewer pipe replacement at Denker Drive in an amount not-to-exceed \$500,000 and approve a budget amendment in the Sewer Replacement CIP Fund

Recommendation:

1. Ratify a contract with DPI Construction, Inc. in the not-to-exceed amount of \$500,000 for the emergency sewer pipe replacement at Denker Drive.
2. Approve the creation of the Capital Improvement Program project, Denker Drive Emergency Sewer Repairs, CIP No. 26203, to the approved 5-year CIP for FY 2025/26, and the budget amendment to appropriate \$500,000 from the Sewer Replacement CIP (Fund 431).

MEETING OPEN TO THE PUBLIC

15. Presentation of a Proclamation recognizing September 17-23, 2025 as Constitution Week

Councilmember Gaidos presented the proclamation to recipient Jill Salinger.

16. 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: Sharon Piekarski and Jan Batcheller.

Mayor Balch closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

17. Adopt a resolution accepting and approving the Downtown Pleasanton Business Improvement District 2025 Annual Report and 2026 Budget, and declaring the intention to amend Pleasanton Municipal Code Section 5.28.080 System of Assessments to permit changes to the manner in which the annual assessment is levied, and to levy the assessment for 2026

Recommendation: Adopt Resolution No. 2025-055 accepting and approving the Downtown Pleasanton Business Improvement District 2025 Annual Report and 2026 Budget, and declaring the intention to amend Pleasanton Municipal Code Section 5.28.080 System of Assessments to permit changes to the manner in which the annual assessment is levied, and to levy the assessment for 2026.

Presentation by Lisa Adamos, Economic Development Manager.

Mayor Balch opened public comment. The following individuals provided comment: Bruce Torquemada, Jesse Eiland, Scott Larson, and Judy Wheeler.

Mayor Balch closed the public comment.

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

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Noes: None

Absent: None

Mayor Balch called a recess at 8:01 p.m. and reconvened the meeting at 8:06 p.m.

18. Receive a report and provide direction on a draft recommendation for updates to the Utility Billing Discount Program to include a 30 percent utility bill discount to qualified low-income and income-qualified senior residents with less than 24

hundred cubic feet (ccf) usage per water bill with a maximum cap of \$425,000 in General Fund allocation

Recommendation: Receive a report and provide direction on a draft recommendation for updates to the Utility Billing Discount Program to include a 30 percent utility bill discount to qualified low-income and income-qualified senior residents with less than 24 hundred cubic feet (ccf) usage per water bill with a maximum cap of \$425,000 in General Fund allocation.

Presentation by Siew-Chin Yeong, Public Works Director.

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

Mayor Balch called a recess at 8:55 p.m. and reconvened the meeting at 9:00 p.m.

By majority consensus, the City Council directed that staff develop a program that is income-based, between 80% to 100% AMI, 24 ccf, 30% reduction on the entire bill, with a cap maximum at \$425,000 for further analysis. Additionally, the City Council directed that further analysis for a second program be provided for a residency age-qualified discount program.

19. Receive an update on the City's Emergency Preparedness efforts to advance the ONE Pleasanton Strategic Plan priority *Safeguarding Our City* D.1. to improve the City's emergency preparedness capabilities

Recommendation: Receive an update on the City's Emergency Preparedness efforts to advance the ONE Pleasanton Strategic Plan priority *Safeguarding Our City* D.1. to improve the City's emergency preparedness capabilities.

Presentation by Leo Lopez, Emergency Services Manager.

Mayor Balch opened public comment. The following individuals provided comment: Robert Gast.

Mayor Balch closed the public comment.

3. Authorize the City Manager to enter into a professional services agreement with Rojas Public Affairs for on-call communications support in the amount not to exceed \$350,000 for three years

Recommendation: Authorize the City Manager to enter into a professional services agreement with Rojas Public Affairs for on-call communications support in the amount not to exceed \$350,000 for three years.

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

MOTION: It was m/s by Nibert/Testa 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 requested a discussion at a future Council meeting about the Arroyo Mocho trail as a low-priority item when time allows.

COUNCIL REPORTS

Councilmembers reported on regional and local meetings attended.

ADJOURNMENT

Mayor Balch adjourned the meeting at 9:48 p.m.



Jocelyn Kwong, City Clerk