



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, October 21, 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

There was no report out due to cancellation of the closed session meeting.

AGENDA AMENDMENTS

City Manager Beaudin removed item 13 from the agenda. Councilmember Gaidos continued item 2 to the next regular City Council meeting.

CONSENT CALENDAR

Mayor Balch opened public comment. The following individuals provided comment: Denise Alvarez and Jicky Thomas.

Mayor Balch closed the public comment.

MOTION: It was m/s by Nibert/Gaidos to approve the consent calendar as recommended except for items 2 and 13. 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 September 16, 2025

Recommendation: Approve meeting minutes of September 16, 2025.

2. Authorize the City Manager to execute a professional services agreement with Citygate Associates, LLC for a comprehensive citywide organizational assessment in a not-to-exceed amount of \$249,982

Item continued to next regular meeting.

Community and Economic Development

3. Actions of the Zoning Administrator and Planning Commission

Recommendation: Actions of the Zoning Administrator and Planning Commission.

4. Adopt a resolution authorizing the City Manager to enter into an agreement with the County of Alameda to allow the exchange of property tax revenue associated with the annexation of the Merritt Property into the City of Pleasanton, as filed under Case No. P22-1089

Recommendation: Adopt Resolution No. 2025-059 authorizing the City Manager to enter into an agreement with the County of Alameda to allow the exchange of property tax revenue associated with the annexation of the Merritt Property into the City of Pleasanton, as filed under Case No. P22-1089.

5. Adopt Ordinance No. 2299 an ordinance amending Title 20 and Title 18 of the Pleasanton Municipal Code to adopt by reference the 2025 Edition of the California Code of Regulations Title 24 Parts 1-12, including the 2024 International Building, Existing Building, Residential, Fire, Wildland-Urban Interface, Property Maintenance, and Swimming Pool and Spa Codes; the 2024 Uniform Plumbing and Mechanical Codes; the 2023 National Electrical Code and the 2025 California Green Building Standards Code

Recommendation: Adopt Ordinance No. 2299 an ordinance amending Title 20 and Title 18 of the Pleasanton Municipal Code to adopt by reference the 2025 Edition of the California Code of Regulations Title 24 Parts 1-12, including the 2024 International Building, Existing Building, Residential, Fire, Wildland-Urban Interface, Property Maintenance, and Swimming Pool and Spa Codes; the 2024 Uniform Plumbing and Mechanical Codes; the 2023 National Electrical Code and the 2025 California Green Building Standards Code.

6. Adopt Ordinance No. 2300 an ordinance of the City Council of the City of Pleasanton amending Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units and junior accessory dwelling units, to comply with State law [P25-0026]

Recommendation: Adopt Ordinance No. 2300 an ordinance of the City Council of the City of Pleasanton amending Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units and junior accessory dwelling units, to comply with State law [P25-0026].

Fire

7. Adopt a resolution accepting the Federal Emergency Management Agency (FEMA) 2024 Assistance to Firefighters Grant (AFG) and authorizing the City Manager to enter into an agreement with FEMA to use the funds for three Emergency Medical Technicians (EMTs) to advance to the rank of Firefighter Paramedics

Recommendation: Adopt Resolution No. 2025-060.

1. Authorizing the City Manager, on behalf of and for the Livermore-Pleasanton Fire Department JPA (LPFD) in his capacity as a Joint Executive Director for LPFD, to execute any agreements and accept a \$472,006 grant from FEMA.
2. Authorizing appropriation of \$519,207 including the \$472,006 FEMA grant and \$47,201 for the required match in LPFD's fiscal year (FY) 2025-26 Operating Fund budget for the purpose of advancing EMTs to Firefighter Paramedics.

Public Works

8. Accept the public improvements performed by Silicon Valley Paving, Inc. for the Annual Court Resurfacing Projects at Fairlands Park and Tennis and Community Park, CIP No. 24744 and 25744, and authorize the return of the remaining project balance

Recommendation:

1. Accept the project as complete and authorize the City Clerk to file a Notice of Completion with the Alameda County Recorder.
 2. Authorize release of the retention in the amount of \$20,904 to Silicon Valley Paving, Inc. 30 days after the recordation of the Notice of Completion.
 3. Authorize the remaining court resurfacing project balance of \$164,453 to be returned back to the Park CIP – General Fund (Fund 221).
9. Approve plans and specifications, review bids, and authorize the City Manager to enter into a construction contract with B and D Excavation and Construction, Inc. in the amount of \$2,665,540 for the Valley Avenue Soundwall Repair Project, CIP No. 18437, and approve various budget transfers

Recommendation:

1. Accept the request for relief from and withdrawal of the bid from Integra Services, Inc., and reject the remaining bids for the Valley Avenue Soundwall Repair Project, CIP No. 18437, with a bid date of July 9, 2025.

2. Approve plans and specifications, review bids, and award the construction contract for the project to B and D Excavation and Construction, Inc. of Santa Rosa, CA, for the low bid amount of \$2,665,540, including the base bid amount of \$1,973,700, Alternative A bid amount of \$508,310, and Alternative B bid amount of \$183,530 for the Valley Avenue Soundwall Repair Project, CIP No. 18437, with bid date of September 4, 2025.
 3. Authorize the City Manager to enter into the construction agreement.
 4. Authorize the Director of Public Works to approve and execute contract change orders for a project contingency amount not to exceed \$399,831 (approximately 15 percent of the contract) for unforeseen yet necessary related work.
 5. Transfer \$190,242 from the Annual Soundwall Repair & Replacement, CIP No. 22416 (Fund 201), to the Valley Avenue Soundwall Repair Project, CIP No. 18437.
 6. Transfer \$225,000 from the Annual Soundwall Repair & Replacement, CIP No. 22416 (Fund 203), to the Valley Avenue Soundwall Repair Project, CIP No. 18437.
 7. Transfer \$100,000 from the Annual Soundwall Repair & Replacement, CIP No. 23416 (Fund 201), to the Valley Avenue Soundwall Repair Project, CIP No. 18437.
 8. Transfer \$125,000 from the Annual Soundwall Repair & Replacement, CIP No. 24416 (Fund 201), to the Valley Avenue Soundwall Repair Project, CIP No. 18437.
 9. Transfer \$95,860 from the Annual Soundwall Repair & Replacement, CIP No. 25416 (Fund 201), to the Valley Avenue Soundwall Repair Project, CIP No. 18437.
 10. Transfer \$1,137,689 from the Deferred Maintenance Asset Management Plan, CIP No. 26489 (Fund 201), to the Valley Avenue Soundwall Repair Project, CIP No. 18437.
10. Authorize the City Manager to enter into a purchase order with Rush Enterprises for two Ford F-350 trucks and with National Auto Fleet for two Ford F-150 Lightning electric vehicles for a total of four vehicles at an amount not to exceed \$415,978, inclusive of a 15 percent contingency from the Vehicle Replacement Fund (Fund 510)
- Recommendation: Authorize the City Manager to enter into a purchase order with Rush Enterprises for two Ford F-350 trucks and with National Auto Fleet for two Ford F-150 Lightning electric vehicles for a total amount not to exceed \$415,978, inclusive of a 15 percent contingency from the Vehicle Replacement Fund (Fund 510).
11. Authorize the City Manager to enter into a subdivision improvement agreement with KL LB BUY 5, LLC and an agreement for completion of the improvements with Tri-Point Homes Holdings, Inc. for Tract 8672, located at 3200 Hopyard Road

Recommendation:

1. Authorize the City Manager to enter into the subdivision improvement agreement with KL LB BUY 5 LLC (see Attachment 1) and the companion agreement for completion of improvements with Tri-Pointe Homes Holdings, Inc. that transfers the property owner's duties and obligations to the contractor.
 2. Authorize the City Engineer to approve the final map (see Attachment 2) and improvement plans for Tract 8672.
 3. Authorize the City Clerk to record the final map with the Alameda County Clerk-Recorder, including the acceptance of a public service easement for utility services, as well as an easement for emergency vehicle access, both offered for dedication to the City on the final map.
12. Authorize the City Manager to enter into a professional services agreement with WSP USA in the amount of \$182,721 for construction management and inspection support services for Phase I Constructability Review and Bid Support, and to enter into a third amendment to the professional services agreement with Mark Thomas & Company, Inc. for an additional \$222,173.44 for a new total of \$2,995,689.59 to complete the 100 percent design for the West Las Positas Multimodal Reconstruction Project, CIP No. 11514, and approve \$1.7 million in budget amendments to the Miscellaneous CIP Grants Fund (Fund 162)

Recommendation:

1. Authorize the City Manager to enter into a professional service agreement with WSP USA of Oakland, CA, for a not-to-exceed amount of \$182,721 for Phase I: Constructability Review and Bid Support Services for the West Las Positas Multimodal Reconstruction Project, CIP No. 11514.
 2. Authorize the City Manager to enter into third amendment to the professional services agreement with Mark Thomas & Company, Inc. for the not-to-exceed amount of \$222,173.44, for a total amount of \$2,995,689.59 to complete the 100 percent design of the West Las Positas Multimodal Reconstruction Project, CIP No. 11514.
 3. Approve \$1.7 million in budget amendments (revenues and expenditures) from the Federal "Safe Routes to School" grant from the Alameda County Transportation Commission to the Miscellaneous CIP Grants (Fund 162) for the West Las Positas Boulevard Multimodal Reconstruction Project, CIP No. 11514.
13. Authorize the City Manager to enter into a maintenance and trade services agreement with Midland Construction for \$414,444 for the Bernal Reclaimed Asphalt Pavement Stockpile Removal, CIP No. 26580, and authorize a contingency of \$132,000 for a total budget of \$546,444, and approve budget amendments to the Gas Tax and Streets CIP General Funds (Funds 160 and 211)

Item 13 was removed from the agenda.

MEETING OPEN TO THE PUBLIC

14. Presentation of BART updates by Director Hernandez

Presentation by Director Hernandez.

15. Business Anniversary Recognition

Lisa Adamos, Economic Development Manager, introduced the businesses celebrating anniversaries.

16. Presentation of a Proclamation recognizing October 2025 as Domestic Violence Awareness Month

Councilmember Testa presented the proclamation to the recipient, Maitri.

17. Presentation of a Proclamation recognizing October 20, 2025 as Diwali

Councilmember Testa presented the proclamation to the recipient, the Association of Indo-Americans.

18. 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: Gene Fahey.

Mayor Balch closed the public comment.

Mayor Balch called a recess at 8:12 p.m. and reconvened the meeting at 8:18 p.m.

PUBLIC HEARINGS AND OTHER MATTERS

19. Approve updates to the Utility Discount Billing Program

Recommendation: Approve updates to the Utility Billing Discount Program, effective March 1, 2026, to:

1. Apply the discount to Pleasanton's and Zone 7's fixed and variable charges for water, and Pleasanton's fixed charges for sewer.
2. Reduce the maximum water usage to receive the discount to 24-hundred cubic feet (ccf).
3. Cap the maximum total discount program budget at \$425,000, funded by General Fund allocation.

4. Maintain the requirement for proof of residency for discount eligibility.
5. Continue discount applications to low-income facilities and senior facilities, and residents in facilities with a shared master meter.
6. Adopt a 30% utility bill discount to qualified low-income customers under the PG&E CARE Program.

Presentation by Siew-Chin Yeong, Public Works Director.

Mayor Balch opened public comment. The following individuals provided comment: Vicki LaBarge and Grace Scerri.

Mayor Balch closed the public comment.

MOTION: It was m/s by Eicher/Balch to approve the item as recommended and provided direction to evaluate the feasibility for enrollment windows in addition to the single point in time schedule. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Mayor Balch

Noes: Councilmember Testa

Absent: None

20. Consider and provide direction on the key terms of a Pre-Annexation and Development Agreement between the City of Pleasanton and 330 Land Company, LLC, for the proposed Arroyo Lago Residential Development at 3030 Mohr Avenue (APN 946-4634-1)

Recommendation: Consider and provide direction on the key terms of a Pre-Annexation and Development Agreement (PADA) between the City of Pleasanton and 330 Land Company, LLC, for the proposed Arroyo Lago Residential Development at 3030 Mohr Avenue (APN 946-4634-1).

Presentation by Ellen Clark, Community Development Director.

The project applicant, represented by Steve Dunn and Steve Reilly, provided comments.

Mayor Balch opened public comment. The following individuals provided comment: Arne Olson, Kelly Cousins, Sandra Yamaoda, Cliff McDonald, Bob Watson, Pam Alpert, and Linda Kelly. Mayor Balch closed the public comment.

The project applicant, represented by Steve Dunn and Steve Reilly, provided rebuttal remarks.

At 10:43 p.m., it was m/s by Gaidos/Nibert and by unanimous vote of the City Council, to continue item 21 on the agenda to the next regular City Council meeting.

By majority consensus, the City Council provided direction to support the PADA terms items 1-9 as proposed, including the public benefit contribution for El Charro Road.

21. Approve the Long-Term Sewer Capital Improvement Plan

Item continued to the next regular meeting.

MATTERS INITIATED BY COUNCIL

None.

COUNCIL REPORTS

Councilmembers reported on regional and local meetings attended.

ADJOURNMENT

Mayor Balch adjourned the meeting at 11:45 p.m.



Jocelyn Kwong, City Clerk