



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Monday, July 27, 2026
7:00 PM**

CALL TO ORDER

Mayor Balch called the Adjourned 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.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

Mayor Balch opened public comment. The following individuals provided comment: Todd Nelson, Sharon Piekarski.

Mayor Balch closed the public comment.

Mayor Balch stated item 1 on the consent calendar is for an amendment to the employment contract with the Interim City Manager to clarify that he will be enrolled in CalPERS.

MOTION: It was m/s by Eicher/Gaidos 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 Council

1. Approve the First Amendment to Employment Contract for Interim City Manager Services with Joseph Calabrigo

Recommendation: Approve first amendment to employment contract for Interim City Manager services with Joseph Calabrigo.

City Manager

2. Approve designation of voting delegates for the 2026 California Cities Annual Conference

Recommendation: Designate Councilmember Craig Eicher as the City's voting delegate and Councilmember Jeff Nibert as the alternate for the 2026 Cal Cities conference.

3. Adopt a resolution accepting the agreement for participation in the Alameda County Operational Area Emergency Management Organization

Recommendation: Adopt Resolution No. 2026-058 accepting the agreement for participation in the Alameda County Operational Area Emergency Management Organization.

4. Approve meeting minutes of June 2, 2026 and June 16, 2026

Recommendation: Approve meeting minutes of June 2, 2026 and June 16, 2026.

Community and Economic Development

5. Adopt resolutions of local support and authorize staff to submit applications to the Alameda County Transportation Commission for a total of \$14,637,500 in funding from the 2028 Comprehensive Investment Plan for the following four projects: 1) the West Las Positas Boulevard Multimodal Reconstruction Project - Construction Phase 2 (CIP No. 11514) (\$7,050,000); 2) the I-680/Sunol Boulevard Interchange Modernization Project - Construction Phase 1 (CIP No. 15551) (\$2,000,000); 3) the I-580 Overcrossing Bicycle and Pedestrian Improvements Project - Construction Phase (CIP No. 22570) (\$4,462,500); and 4) the City of Pleasanton Transportation Technology Upgrade Project (\$1,125,000)

Recommendation: Authorize staff to submit four applications to the Alameda CTC for the 2028 Comprehensive Investment Plan and authorize the City Manager to execute Resolutions of Local Support (Resolutions Nos. 2026-060, 2026-061, 2026-062, 2026-063) for:

1. West Las Positas Boulevard Multimodal Reconstruction Project (construction phase 2 between Stoneridge Drive and Santa Rita Road, CIP No. 11514), in the amount of \$7,050,000
2. I-680/Sunol Boulevard Interchange Modernization Project, (construction phase 1, CIP No. 15551), in the amount of \$2,000,000
3. I-580 Overcrossing Bicycle and Pedestrian Improvements (construction phase, CIP No. 22570), in the amount of \$4,462,500
4. Pleasanton Transportation Technology Upgrade in the amount of \$1,125,000

Finance

6. Accept the monthly disbursements and investment report for May 2026

Recommendation: Accept claim disbursements in the amount of \$21,743,265 and the investment report for the month of May 2026.

Public Works

7. Adopt a resolution authorizing the Director of Public Works, or designee, to apply for and execute documents related to California State Water Resources Control Board funding and financial opportunities for the Groundwater Supply Project

Recommendation: Adopt Resolution No. 2026-059 authorizing the Director of Public Works, or his or her designee, to apply for and execute documents related to SWRCB funding opportunities for the Groundwater Supply Project.

8. Approve plans and special provisions, authorize the City Manager to enter into a construction contract with Westside Landscape and Concrete, Inc. in the amount of \$429,845 with a 10 percent contingency of \$43,000 for the Nonfunctional Turf Conversion for AB 1572 Project, CIP No. 26787, and approve a budget amendment to the Parks CIP General Fund

Recommendation:

1. Approve plans and specifications for the Nonfunctional Turf Conversion for AB 1572 Project, CIP No. 26787;
 2. Authorize the City Manager to enter into a construction contract with Westside for the low bid amount of \$429,845;
 3. Authorize the Director of Public Works, or authorized staff, to approve and execute contract change orders from a project contingency not-to-exceed \$43,000 or approximately 10 percent of the contract amount; and
 4. Approve a budget amendment returning \$497,224 of the remaining project funding to the fund balance in the Parks CIP General Fund (Fund 221) for future eligible projects.
9. Authorize the City Manager to execute an agreement with West Yost for the development of Supervisory Control and Data Acquisition (SCADA) Standards in an amount not to exceed \$349,693

Recommendation: Authorize the City Manager to execute an agreement with West Yost for the development of SCADA standards in an amount not to exceed \$349,693.
10. Accept public improvements performed by DPI, Inc., for the Annual Storm Drain

Repair/Replacement (Puri Court) Project, CIP 24415 and 25415, and approve a budget amendment to the Storm Drain Replacement Fund

Recommendation:

1. Accept the Annual Storm Drain Repair/Replacement (Puri Court) project, CIP 25415, as complete and authorize the City Clerk to file a Notice of Completion pursuant to California Civil Code section 9204;
 2. Authorize the release of retention in the amount of \$57,504.29 to DPI, Inc., 30 calendar days after recordation of the Notice of Completion; and
 3. Approve a budget amendment returning \$558,382 in remaining project funding to the Annual Storm Drain Repair/Replacement Fund (Fund 441) for future eligible projects.
11. Accept the final Sewer Rate Study report and authorize Proposition 218 noticing for sewer rate changes

Recommendation:

1. Accept the 2026 Sewer Rate Study Report; and
 2. Authorize Proposition 218 noticing for sewer rate changes.
12. Approve the purchase of seven Ford Police Interceptor Utility Hybrids from National Auto Fleet Group for \$502,381.18, 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 seven Ford Police Interceptor Utility Hybrid vehicles in an amount not-to-exceed \$502,381.18, inclusive of a 15 percent contingency.

MEETING OPEN TO THE PUBLIC

13. Presentation of a Proclamation recognizing the Pleasanton Community of Character

Councilmember Testa presented the proclamation to recipient Community of Character Collaborative.

14. 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: Barry, Aurora, Moez M., Jan, Andrew, Andra Cheung, Emily Zhang, Seema Chawla, Erica G., Ron, Michal Ben-Israel, Marvin G., Teresa L., Charles, Srivani, Lisha K., Jean, Todd Nelson, Angela Zhao, Reena Gupta, David Miller, Vicki LaBarge, Jamie Yee, Meg B., Shirley Lewandowski, Pam Hardy Alpert, Jan

Batcheller, Joe Reed, Ward Kanowsky, Doug Miller, and Mike Moon.

Mayor Balch closed the public comment.

Mayor Balch called a recess at 9:04 p.m. and reconvened at 9:18 p.m.

PUBLIC HEARINGS AND OTHER MATTERS

15. Public Hearing: Tabulate Proposition 218 assessment ballots, adopt resolutions approving the Engineer's Reports, confirming the diagrams and assessments, and ordering the levy of assessments for the Ponderosa-Del Prado Landscape Maintenance District 2026-1 and Bonde Ranch Landscape Maintenance District 2026-2 for FY 2026/27

Recommendation:

1. Conduct the public hearing on the proposed assessments for Ponderosa-Del Prado Landscape Maintenance District 2026-1 and Bonde Ranch Landscape Maintenance District 2026-2;
2. Following the close of public testimony, direct the City Clerk to tabulate the assessment ballots returned for each proposed district;
3. If no majority protest exists, adopt Resolution No. 2026-064 approving the Engineer's Report, confirming the diagram and assessment, and ordering the levy of assessment for the Ponderosa-Del Prado Landscape Maintenance District 2026-1 for FY2026/27; and
4. If no majority protest exists, adopt Resolution No. 2026-065 approving the Engineer's Report, confirming the diagram and assessment, and ordering the levy of assessment for the Bonde Ranch Landscape Maintenance District 2026-2 for FY2026/27.

Presentation by Matt Gruber, Landscape Architect.

The Mayor opened the public hearing and no additional communications or protests were submitted. There being no speakers, the Mayor closed the public hearing.

At 9:36 p.m., the item was paused to resume after the conclusion of the next agenda item in order to allow for the tabulation of ballots.

At 12:40 a.m., the item resumed. The City Clerk reported that the percent of ballots approving the assessment, weighted by the amount of the proposed assessment is 54.02% for Ponderosa-Del Prado Landscape Maintenance District 2026-1; and 62.6% for Bonde Ranch Landscape Maintenance District 2026-2. Therefore, both measures passed.

Mayor Balch stated that an additional recital is to be added to the resolutions as follows:

"Whereas, due to a natural disaster, the City Council meeting of July 21, 2026, was continued to July 27, 2026, prior to its start time, and property owners affected by the instant action were notified of the continued meeting date; and"

MOTION: It was m/s by Councilmembers Eicher/Gaidos to approve the item as recommended, adopting both resolutions, and including the recital as stated into the resolutions. Motion passed by the following vote:

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

Noes: None

Absent: None

16. Take the following actions associated with the approval of the Arroyo Lago Residential Project: 1) Adopt a resolution to adopt an Addendum to an Environmental Impact Report (EIR) (SCH2023050339) in compliance with California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164; 2) Introduce an ordinance to a) initiate the proceedings for Annexation (P25-0115) of totaling approximately 30 acres from unincorporated Alameda County to the City of Pleasanton; and to approve (b) General Plan Amendments (P25-0116) to designate land uses Medium Density Residential; (c) Pre/Rezoning (P25-0118) of said parcels in Alameda County to PUD–MDR (Planned Unit Development - Medium Density Residential) District; (d) a Planned Unit Development and rezoning (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted Junior Accessory Dwelling Units, and install related on- and off-site improvements and infrastructure; and (e) a Vesting Tentative Subdivision Map 8423 to subdivide said parcels totaling approximately 30 acres into single-family lots, private open space and private access easements; and 3) Introduce an Ordinance approving a Pre-Annexation and Development Agreement for the Project

Recommendation:

1. Adopt Resolution No. 2026-066 finding the Addendum to an Environmental Impact Report (EIR) (SCH 2023050339) has been prepared in compliance with the CEQA Guidelines Sections 15162 and 15264 and has addressed minor revisions to the proposed annexation of the Project to the City.
2. Introduce Ordinance No. 2308 making the findings and approving the applications to: (a) Initiate proceedings for annexation (P25-0115) of totaling approximately 30 acres (consisting of APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2) from unincorporated Alameda County to the City of Pleasanton; and (b) adopt General Plan Amendments (P25-0116) to designate land uses Medium Density Residential; (c) Pre-zone (P25-0118) said site in County to PUD–MDR (Planned Unit Development - Medium Density Residential) Districts; (d) approve Planned Unit Development and rezoning (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted JADUs, and install related on- and off-site improvements and infrastructure; and (e) approve of a Vesting Tentative Tract Map (Tract 8423) to

- subdivide approximately 30 acres into single-family lots and common open space areas; and
3. Introduce Ordinance No. 2309 approving the Pre-Annexation and Development Agreement, which is inclusive of the Affordable Housing Agreement.

Presentation by Jenny Soo, Associate Planner.

Presentation by applicant, Steve Dunn and Steve Reilly, USL Pleasanton Lakes L.P. and 330 Land Company LLC.

Mayor Balch opened public comment. The following individuals provided comment: Valerie Pryor, Sandy Yamaoda, Kelly Cousins, Linda Kelly, Vicki LaBarge, Bob Watson, Cliff MacDonald, Pam Hardy Alpert, Doug Miller, and Martin Inderbitzen.

Mayor Balch closed the public comment.

Final remarks by applicant, Steve Dunn and Steve Reilly, USL Pleasanton Lakes L.P. and 330 Land Company LLC.

Mayor Balch called a recess at 11:52 p.m. and reconvened at 12:00 a.m.

Mayor Balch stated an additional recital is to be added to the resolution and both ordinances as follows:

"Whereas, due to a natural disaster, the City Council meeting of July 21, 2026 was continued to July 27, 2026, prior to its start time; and"

MOTION 1: It was m/s by Councilmembers Nibert/Gaidos to adopt the resolution as recommended and including the recital as stated into the resolution. Motion passed by the following vote:

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

Noes: None

Absent: None

MOTION 2: It was m/s by Councilmembers Eicher/Gaidos to introduce an ordinance to:

- Make the findings and approve the applications to: (a) Initiate proceedings for annexation (P25-0115) of totaling approximately 30 acres (consisting of APN 946-4634-1 and an approximately 3.4-acre portion of APN 946-4634-2) from unincorporated Alameda County to the City of Pleasanton; and (b) adopt General Plan Amendments (P25-0116) to designate land uses Medium Density Residential; (c) Pre-zone (P25-0118) said site inCounty to PUD-MDR (Planned Unit Development - Medium Density Residential) Districts; (d) approve Planned Unit Development and rezoning (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted JADUs, and install related on- and off-site improvements and infrastructure; and (e) approve of a Vesting Tentative Tract Map (Tract 8423) to subdivide approximately 30 acres into single-family

- lots and common open space areas;
- Update Condition of Approval #51 to reflect changes as provided in the supplemental material, striking the following sentence "The City currently has no easement rights across Zone 7 property, so the applicant will be required to either obtain rights on behalf of the City to implement the water pipeline as shown or enter into an agreement whereby the City may opt to procure such rights...";
- Add new Condition of Approval #134 to require as follows: "The applicant must fulfill all mitigation, monitoring, and reporting program requirements as stated in the County EIR, except to the extent clarified by the addendum in which case the clarification will govern;
- Include the recital language as stated by the Mayor.

Motion passed by the following vote:

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

MOTION 3: It was m/s by Councilmembers Gaidos/Eicher to introduce an ordinance approving the Pre-Annexation and Development Agreement, which is inclusive of the Affordable Housing Agreement; adopting the changes reflected in the supplemental material and leave the existing \$3 million El Charro contribution as-is in the document; and include the recital language as stated by the Mayor. Motion passed by the following vote:

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

SUBSTITUTE MOTION 3: It was m/s by Councilmembers Nibert/Testa to change the El Charro contribution from \$3 million to \$8 million. Motion failed by the following vote:

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

17. Public Hearing: Adopt resolutions approving the fiscal year 2026/27 annual assessments for Landscape Maintenance Districts 1984-1 (Ponderosa-Del Prado), 1993-1 (Windsor), 1993-2 (Bonde Ranch), 1994-1 (Oak Tree Farm), and 1995-1 (Moller Ranch)

Recommendation:

1. Open and hold a public hearing to receive comments regarding the levy of annual assessments for each Landscape Maintenance District;
2. Adopt a resolution confirming the Engineer's Report and levying assessments for each property within its respective Landscape Maintenance District, with the Ponderosa-Del Prado and Bonde Ranch District resolutions to be adopted only if

- the concurrent Proposition 218 ballot procedure for those districts, either individually or together, does not pass;
3. Authorize payment in the amount of \$1,351.26 for the Moller Ranch water tank and staging area parcels from the Water Fund and General Fund, and \$617.41 for the Oak Tree Farm sewer lift station parcel from the sewer fund.

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

Mayor Balch stated an additional recital to be added to the resolutions as follows:
"Whereas, due to a natural disaster, the City Council meeting of July 21, 2026, was continued to July 27, 2026, prior to its start time, and property owners affected by the instant action were notified of the continued meeting date; and"

MOTION: It was m/s by Councilmembers Gaidos/Eicher to approve the item as recommended, adopting Resolution Nos. 2026-067, 2026-068, 2026-069 for Landscape Maintenance Districts 1993-1 (Windsor), 1994-1 (Oak Tree Farm), and 1995-1 (Moller Ranch), and including the recital as stated by the Mayor into the resolutions. Motion passed by the following vote:

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

MATTERS INITIATED BY COUNCIL

Councilmember Nibert requested to add an item to a Council meeting to discuss a resolution to oppose and FCI facility in Dublin. The request failed for lack of majority consensus.

Councilmember Testa requested to add an item to a Council meeting for an update on ALPR cameras and security measures taken by other cities. The request failed for lack of majority consensus.

COUNCIL REPORTS

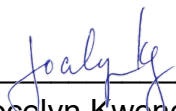
Councilmembers reported on regional and local meetings attended.

CITY MANAGER UPDATES

None.

ADJOURNMENT

Mayor Balch adjourned the meeting at 1:08 a.m.



Jocelyn Kwong, City Clerk