



**CITY OF PLEASANTON  
CITY COUNCIL  
MINUTES**

**Tuesday, August 20, 2024  
7:00 PM**

**CALL TO ORDER**

Mayor Brown 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.

Councilmember Testa provided opening remarks.

**ROLL CALL**

Present: Councilmembers Arkin, Balch, Testa, Mayor Brown  
Absent: Councilmember Nibert

**AGENDA AMENDMENTS**

City Manager Beaudin announced that a public notice mailer was sent regarding the Kiewit property located at 3300 Busch Road. However, the item is not on the agenda because the item was postponed at the applicant's request.

City Manager Beaudin stated staff amendments to the agenda include removing item 6 from consideration and continuing item 18 to the next regular City Council meeting.

**CONSENT CALENDAR**

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

**MOTION:** It was m/s by Testa/Arkin to approve the consent calendar as recommended with the exception of item 6 and item 18 and including revision to item 1. Motion passed by the following vote:

Ayes: Councilmembers Arkin, Balch, Testa, Mayor Brown

Noes: None

Absent: Councilmember Nibert

City Manager

1. Approve meeting minutes of June 18 and July 16, 2024

Recommendation: Approve meeting minutes of June 18 and July 16, 2024.

2. Approve designation of voting delegates for the 2024 California Cities Annual Conference

Recommendation: Designate Councilmember Valerie Arkin as the City's voting delegate and Councilmember Julie Testa as the alternate for the 2024 Cal Cities conference.

3. Approve appointment of the 2024 advisory board for the Downtown Pleasanton Business Improvement District

Recommendation: Approve appointment of the 2024 advisory board for the Downtown Pleasanton Business Improvement District to be composed of the PDA Executive Committee as follows:

President – Scott Larson, Restaurant Owner  
President Elect – Angel Moore, Associate Member  
Treasurer – Cathy Denham, Retail Owner  
Secretary – Jesse Takens, Retail Owner  
Past President – Randy Brown, Associate Member

4. Continued from July 16, 2024 - Adopt a resolution approving the Waste and Recycling Manager position and approve budget amendments in the Pleasanton Garbage Services Reserve Fund

Recommendation: Adopt Resolution No. 2024-057 approving the Waste and Recycling Manager position and approve budget amendments in the Pleasanton Garbage Services Reserve Fund.

5. Approve transfer ownership of the Amador Theater to the Pleasanton Unified School District

Recommendation: Approve transfer ownership of the Amador Theater to the Pleasanton Unified School District.

6. Approve cancellation of the September 3, 2024, City Council regular meeting  
Item 6 was removed from the Consent Calendar.

#### Community Development

7. Actions of the Zoning Administrator and Planning Commission

Recommendation: Actions of the Zoning Administrator and Planning Commission.

8. Adopt Ordinance No. 2283 approving the application for Planned Unit Development Major Modification to subdivide an approximately 1.4-acre parcel located at 3450

Mohr Avenue into two parcels measuring approximately 44,237 square feet (Lot 1) and approximately 17,123 square feet (Lot 2) and to construct an approximately 2,288-square-foot addition to the existing residence on Lot 1, as filed under Case No. PUD-18-07M

Recommendation: Adopt Ordinance No. 2283 approving the application for Planned Unit Development Major Modification to subdivide an approximately 1.4-acre parcel located at 3450 Mohr Avenue into two parcels measuring approximately 44,237 square feet (Lot 1) and approximately 17,123 square feet (Lot 2) and to construct an approximately 2,288-square-foot addition to the existing residence on Lot 1, as filed under Case No. PUD-18-07M.

9. Adopt Ordinance No. 2284 to approve a Planned Unit Development (PUD) development plan (PUD-147) to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior courtyard detached and duet homes, one existing single-family residence, and related on-and off-site improvements

Recommendation: Adopt Ordinance No. 2284 to approve a Planned Unit Development (PUD) development plan (PUD-147) to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior courtyard detached and duet homes, one existing single-family residence, and related on-and off-site improvements.

10. Adopt Ordinance No. 2285 approving a pre-annexation and development agreement with Foothill Boulevard Holding Company, LLC, filed under Case No. P24-0378

Recommendation: Adopt Ordinance No. 2285 approving a pre-annexation and development agreement with Foothill Boulevard Holding Company, LLC, filed under Case No. P24-0378.

11. Adopt a resolution determining the expenditure of Altamont Open Space funds for a consultant contract for a rancher/rural landowners outreach program related to conservation is consistent with the Altamont Landfill Settlement Agreement

Recommendation: Adopt Resolution No. 2024-058 determining the expenditure of Altamont Open Space funds for a consultant contract for a rancher/rural landowners outreach program related to conservation is consistent with the Altamont Landfill Settlement Agreement.

12. Adopt a resolution approving an Assignment and Assumption of Ground Lease, Consent to Transfer of Project, and Grant of Option to Extend Ground Lease Term for Promenade Apartments at 5300 Case Avenue

Recommendation: Adopt Resolution No. 2024-059 to:

1. Approve an Assignment and Assumption of Ground Lease, Consent to Transfer Project, and Grant of Option to Extend the Lease Term

- (Agreement) for the Promenade Apartments;
2. Authorize the City Manager and City Attorney to make minor modifications to the agreement, including any extensions or amendments that are necessary in the future; and
  3. Authorize the City Manager or designee to execute such additional documents and take all necessary steps to implement the transactions described in the attached Resolution.
13. Approve a Request from The Parkview, an assisted living community, to withdraw \$891,002 from its operating reserves to cover operating deficits resulting from unforeseen increased vacancy, increased staffing and maintenance costs, and rising interest expense

Recommendation: Approve The Parkview's request to withdraw \$891,002 from its operating reserves to cover its operating deficits in 2023.

#### Finance

14. Accept the monthly disbursements and investment report for June 2024

Recommendation: Accept claim disbursements in the amount of \$18,635,606 and the investment report for the month of June 2024.

#### Police

15. Approve September 7-8, 2024 Closure of Main Street as Requested by the Pleasanton Downtown Association

Recommendation: Approve by minute order the closure of Main Street on September 7-8, 2024 to accommodate a Pleasanton Downtown Association special event.

#### Public Works

16. Accept Public Improvements performed by Doolittle Construction, LLC. (DBA Doolittle Road Construction) for the Annual Slurry Seal of Various Streets Project, CIP No. 23504

Recommendation:

1. 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 \$23,051 to Doolittle Construction, LLC (DBA Doolittle Road Construction) 30 days after the

recordation of the Notice of Completion.

3. Authorize the return of the project's unused balance of \$28,475 to its fund balance, Gas Tax – Fund 160.

17. Adopt a resolution delegating authority to the City Engineer to file a Certificate of Acceptance for a previously rejected Bus Stop Dedication on Rosewood Drive

Recommendation: Adopt Resolution No. 2024-060 delegating authority to the City Engineer to file a Certificate of Acceptance for a previously rejected Bus Stop dedication on Rosewood Drive.

18. Approve plans and specifications and award a construction contract to Integra Construction Services, Inc., in the amount of \$1,265,000 with an approximately 10 percent contingency of \$127,000 and approve an amendment to a professional services agreement in the total amount of \$31,800 for the Lions Wayside and Delucchi Park Renovations Project, CIP No. 06716 to be fully funded with dedicated Park Development Impact Fees

Item 18 is continued to the next regular City Council meeting.

19. Approve agreement with D.H.R. Construction, Inc. for not-to-exceed amount of \$323,183 for Callippe Preserve Golf Course Bunker Renovations

Recommendation: Approve agreement with D.H.R. Construction, Inc. for not-to-exceed amount of \$323,183 which includes a 15 percent contingency for unforeseen circumstances and related extra work as determined necessary by the City per the Contractor's proposal of \$281,028. Payment of such contingency funds is not guaranteed to Contractor unless the City requests such extra work for Callippe Preserve Golf Course Bunker Renovations.

20. Approve a three-year janitorial maintenance and trade services agreement with Imperial Maintenance Services Inc. in the not-to-exceed contract amount of \$2,700,000 with the option for two additional one-year extensions

Recommendation: Authorize the City Manager to execute a three-year maintenance and trade services agreement with Imperial Maintenance Services Inc. for janitorial services and the procurement and delivery of consumables for a total not-to-exceed amount of \$2,700,000 with an option for two additional one-year extensions pending budget verification beyond year one.

21. Approve a professional services agreement with Causey Consulting in the not-to-exceed amount of \$205,300 to prepare the City's Sewer System Management Plan Audit and Update

Recommendation: Approve a professional services agreement with Causey Consulting in the not-to-exceed amount of \$205,300 to prepare the City's Sewer System Management Plan Audit and Update.

22. Receive a status update for projects related to various City Sites damaged in the 2023 storm event and reimbursement efforts with FEMA and Cal OES

Recommendation: Receive an update on projects related to various City sites damaged in the 2023 storm event.

## **MEETING OPEN TO THE PUBLIC**

23. Presentation of a proclamation recognizing August as American Muslim Appreciation and Awareness Month

Councilmember Testa presented the proclamation to recipient Jamila Friday with MCC East Bay.

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

Mayor Brown opened public comment. The following individuals provided comment: Mr. Gonzalez and Shawn.

Mayor Brown closed the public comment.

## **PUBLIC HEARINGS AND OTHER MATTERS**

25. Receive update on residential development proposals on two properties in East Pleasanton, outside the city limits, and provide direction to further analyze and explore terms around potential annexation, for future City Council consideration

Recommendation: Authorize staff to engage with USL/Steelwave to advance the necessary analysis and discussion of initial terms around potential annexation of the Arroyo Lago and Senior Residential projects/properties, for future City Council consideration.

Presentation by Ellen Clark, Community Development Director.

Mayor Brown opened public comment.

Steve Dunn, representing applicant USL/Steelwave provided comment and Steve Riley with 330 Land Company representing the applicant for Arroyo Lago provided comment. Bert Michalczyk, consultant for the project applicant, provided comment.

The following individuals provided comment: David Atwell, Diana Atwell, Arne Olson, Cliff MacDonald, Pamela Hardy Alpert.

Mayor Brown closed the public comment.

The Council provided direction for staff to proceed with discussions with USL/ Steelwave, including further analysis, as recommended.

#### **MATTERS INITIATED BY COUNCIL**

Councilmember Balch confirmed with staff that a follow-up memo update to the City Council will be provided on the issues posed by the public comment speakers Shawn and Mr. Gonzalez.

Councilmember Balch requested a review of the armored rescue vehicle deployment policy. The request failed for lack of majority consensus.

Councilmember Arkin requested a status on the economic development update to Council. Assistant City Manager Ott responded that it is scheduled for October.

#### **COUNCIL REPORTS**

The City Council reported on regional and local meetings attended.

#### **ADJOURNMENT**

Mayor Brown adjourned the meeting at 9:41 p.m.

  
Jocelyn Kwong, City Clerk