



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, November 19, 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 Arkin provided opening remarks.

ROLL CALL

Present: Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown
Absent: None.

AGENDA AMENDMENTS

Vice Mayor Testa requested to remove item 1 from the consent calendar for further discussion and requested a bifurcated vote on the consent calendar for item 7.

Councilmember Balch continued item 1 to the next regular meeting.

Mayor Brown inquired if there was majority consensus to continue item 18 for consideration at a regular meeting of the new City Council. By majority consensus, the City Council agreed to continue item 18.

CONSENT CALENDAR

Mayor Brown opened public comment. The following individuals provided comment: Arne Olson, Michael Nelson, Jim Lehrman, Michael Grossman, Linda Kelly.

Mayor Brown closed the public comment.

MOTION: It was m/s by Testa/Arkin to approve the consent calendar except for items 1, 7 and 11. Motion passed by the following vote:

Ayes: Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown
Noes: None
Absent: None

MOTION: It was m/s by Testa/Nibert to approve item 11 as recommended. Motion passed by the following vote:

Ayes: Councilmembers Balch, Nibert, Testa, Mayor Brown
Noes: Councilmember Arkin
Absent: None

MOTION: It was m/s by Nibert/Arkin to approve item 7 as recommended. Motion passed by the following vote:

Ayes: Councilmembers Arkin, Balch, Nibert, Mayor Brown
Noes: Councilmember Testa
Absent: None

City Council

1. Approve the First Amendment to the Amended and Restated Employment Contract of City Manager Gerry Beaudin to provide for twelve months severance pay/benefits

Item continued to December 3, 2024.

City Manager

2. Approve meeting minutes of October 1, 2024 and October 15, 2024
Recommendation: Approve meeting minutes of October 1, 2024 and October 15, 2024.
3. Ratify Economic Vitality Committee Appointment
Recommendation: Ratify Economic Vitality Committee Appointment.
 - Brian Wilson: November 19, 2024 - September 30, 2028
4. Public Hearing: Adopt a resolution levying the Downtown Pleasanton Business Improvement District assessment for 2025
Recommendation: Hold a public hearing and adopt Resolution No. 2024-068 levying the Downtown Pleasanton Business Improvement District assessment for 2025.

Community Development

5. Adopt Ordinance No. 2286 approving amendments to Chapters 17.38, 18.08, and

18.88 of the Pleasanton Municipal Code regarding density bonus and major transit stop as identified in State law [Case P24-0334]

Recommendation: Adopt Ordinance No. 2286 approving amendments to Chapters 17.38, 18.08, and 18.88 of the Pleasanton Municipal Code regarding density bonus and major transit stop as identified in State law [Case P24-0334].

6. Actions of the Zoning Administrator and Planning Commission

Recommendation: Actions of the Zoning Administrator and Planning Commission.

7. Introduce an Ordinance approving amendments to Pleasanton Municipal Code Chapters 17.44 (Inclusionary Zoning), 17.40 (Affordable Housing Fee) and 18.38 (Housing Opportunity Zone District); and adopt a resolution approving amendments to the Objective Standards for Housing Element Sites (Case No. P24-0505)

Recommendation: Introduce Ordinance No. 2287 approving amendments to Pleasanton Municipal Code Chapters 17.44 (Inclusionary Zoning), 17.40 (Affordable Housing Fee) and 18.38 (Housing Opportunity Zone District); and adopt Resolution No. 2024-069 approving amendments to the Objective Standards for Housing Element Sites (Case No. P24-0505).

Finance

8. Accept the monthly disbursement and investment report for September 2024

Recommendation: Accept claim disbursements in the amount of \$18,037,004 and the investment report for the month of September 2024.

9. Adopt a resolution approving the revised investment policy documents for the City's PARS Section 115 Pension Trust Fund

Recommendation: Adopt Resolution No. 2024-070 approving the revised investment policy documents for the City's PARS Section 115 Pension Trust Fund, including a conservative portfolio and a capital growth custom portfolio.

Library and Recreation

10. Approve first amendment to the services agreement with Folger Graphics for Activities Guide, City Newsletter, and City Annual Report printing services in an amount not to exceed \$76,238 from December 1, 2024 to November 30, 2025

Recommendation: Approve first amendment to the services agreement with Folger Graphics for Activities Guide, City Newsletter, and City Annual Report printing services in an amount not to exceed \$76,238 from December 1, 2024 to November 30, 2025.

Public Works

11. Approve Amendment No. 1 to Agreement between the City of Pleasanton and Zone 7 Water Agency to perform Phase I Feasibility review for the Regional Groundwater Facilities Project for a Revised Total Not-To-Exceed Amount of \$2,733,178

Recommendation: Authorize the City Manager or their delegate(s) to execute Amendment No. 1 to the Agreement between the City of Pleasanton and Zone 7 Water Agency to perform Phase I Feasibility Study for the Regional Groundwater Facilities Project to reflect the new total not-to-exceed amount of \$2,733,178 inclusive of a 10 percent contingency, by which Zone 7 and the City will share the cost of Phase I - Feasibility Study for the consultant and construction contract with \$1,449,947 allocated to Zone 7 and \$1,283,231 allocated to the City.

12. Approve a purchase order with Shape Incorporated in the amount of \$1,170,000 and authorize a \$117,000 contingency for the purchase of a pre-packaged booster station for Turnout No. 4 Pre-Packaged Booster Station Procurement, CIP No. 24181

Recommendation:

1. Approve a purchase order for \$1,170,000 with Shape Incorporated of Pleasanton, California, for the Turnout No. 4 Pre-Packaged Booster Station Procurement, CIP No. 24181.
2. Authorize the City Manager or their delegate(s) to enter into the purchase order.
3. Authorize the Director of Public Works, or designee, to approve and execute contract change order(s) for a contingency amount not to exceed \$117,000 (approximately 10 percent of the purchase order).

MEETING OPEN TO THE PUBLIC

13. Presentation of a proclamation recognizing November 2024 as Native American Heritage month

Councilmember Arkin presented the proclamation to recipient Kelly Cousins and Alfonso Ramires.

14. 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: Vin Pohray, Kelly Cousins, Sandra Yamaoda, Rick Schempp, Vicki LaBarge, Linda Garbarino, Doug Miller, Johnnie Lee.

Mayor Brown closed public comment.

PUBLIC HEARINGS AND OTHER MATTERS

15. Adopt a resolution to accept the FY 2023/24 Year-End Operating Budget Report, approve budget amendments in multiple funds, and designate the General Fund balance

Recommendation: Adopt Resolution No. 2024-071 to accept the FY 2023/24 Year-End Operating Budget report, approve budget amendments in multiple funds, and designate the June 30, 2024 General Fund balance.

Presentation by Susan Hsieh, Finance Director.

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

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

Ayes: Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown

Noes: None

Absent: None

Mayor Brown called a recess at 9:32 p.m. and reconvened at 9:40 p.m.

16. Adopt a resolution to accept the FY 2023/24 Year-end Financial and Program Delivery Report for the Capital Improvement Program (CIP)

Recommendation: Adopt Resolution No. 2024-072 to accept the Fiscal Year 2023/24 year-end financial and program delivery report for the Capital Improvement Program (CIP) and approve the carryforwards as included in the report.

Presentation by Susan Hsieh, Finance Director, and Adam Nelkie, Assistant Director of Public Works.

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

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

Ayes: Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown

Noes: None

Absent: None

17. Receive presentation on Draft Impact Fee Nexus Studies and provide input on recommended Capital Facilities Fee, Transportation Impact Fee, Commercial Linkage Fee, Affordable Housing Fee, and Sewer and Water Connection Fee amounts

Recommendation: Receive presentation on Draft Impact Fee Nexus Studies and provide input on recommended Capital Facilities Fee, Transportation Impact Fee, Commercial Linkage Fee, Affordable Housing Fee, and Sewer and Water Connection Fee amounts.

1. Sewer and Water Connection Fees, All Connection Types - Adopt Sewer and Water connection fees at Maximum Levels.
2. Single Family Detached, TIF, CFF and Affordable Housing Fee - Reduce Single Family Detached Affordable Housing In-Lieu fee amount to \$42.10 per square foot to match Townhomes.
3. Residential Townhomes, TIF, CFF and Affordable Housing Fees - Adopt CFF, TIF and AH In-Lieu Fees at Maximum Levels
4. Residential – Multifamily Apartments and Condominiums, TIF, CFF and Affordable Housing Fees - Reduce aggregate fee level to the average of peer jurisdictions. Focus reductions on Affordable Housing In-Lieu Fee, with secondary recommendation for 2 year “fee out” option for up to 30% of inclusionary units.
5. Commercial, TIF, CFF and Affordable Housing Linkage Fee - Reduce aggregate fee level to the average of peer jurisdictions.
6. Policy for Applicability of Updated Fees - Adopt policy which would provide exceptions for development projects that are in process.

Presentation by Ellen Clark, Community Development Director, and Jason Moody with EPS.

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

MOTION: It was m/s by Balch/Nibert to receive the presentation and proceed with the staff recommended amounts for fees to be brought to a future City Council meeting for consideration. Motion passed by the following vote:

Ayes: Councilmembers Arkin, Balch, Nibert, Mayor Brown

Noes: Councilmember Testa

Absent: None

18. Accept the Final Water System Management Plan dated October 2024

Item continued.

MATTERS INITIATED BY COUNCIL

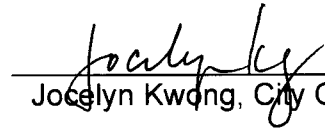
Councilmember Arkin asked if there was support for a discussion about separate water utility rates for seniors. The request failed for lack of majority consensus.

COUNCIL REPORTS

Councilmembers reported on regional and local meetings attended.

ADJOURNMENT

Mayor Brown adjourned the meeting at 11:40 p.m.


Jocelyn Kwong, City Clerk