

# CITY OF DEMO

## City Council

### Regular Meeting

Tuesday, February 24, 2026 at 10:00 AM

Council Chambers , 100 Main Street, Demo City, CA 90210

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## OPENING

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1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes of February 5, 2026

## CEREMONIAL

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5. **26-121** — Presentation — Annual Crime Statistics Report

*Sponsor: Police Department*

6. **26-120** — Proclamation Recognizing Black History Month

*Sponsor: Mayor's Office*

7. **26-122** — Recognition of Volunteer Fire Department Service Awards

*Sponsor: Fire Department*

## REPORTS

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8. City Attorney's Report

*Sponsor: City Attorney's Office*

9. City Manager's Report

*Sponsor: City Manager's Office*

## **PUBLIC COMMENT**

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### **10. Public Comment on Non-Agenda Items**

## CONSENT CALENDAR

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### **11. 26-80** — Approve Agreement with XYZ Corp for Water System Improvements

*Sponsor: Public Works*

**Recommended Action:** Approve the agreement with XYZ Corp for water system improvements in the amount of \$450,000.

**Fiscal Impact:** \$450,000.00 — \$450,000 from Water Enterprise Fund

### **12. 26-81** — Accept Grant from State Office of Emergency Services

*Sponsor: Fire Department*

**Recommended Action:** Accept the grant from the State Office of Emergency Services in the amount of \$125,000 for emergency preparedness equipment.

**Fiscal Impact:** \$125,000.00 — \$125,000 grant — no General Fund impact

### **13. 26-82** — Approve Fee Waiver for Community Youth Basketball Tournament

*Sponsor: Parks & Recreation*

**Recommended Action:** Approve the fee waiver for facility rental and permit fees for the annual Community Youth Basketball Tournament.

### **14. 26-83** — Professional Services Agreement with ABC Engineering for Sewer Rehabilitation

*Sponsor: Public Works*

**Recommended Action:** Approve the professional services agreement with ABC Engineering for design and engineering services for the sewer rehabilitation project.

**Fiscal Impact:** \$680,000.00 — \$680,000 from Sewer Enterprise Fund

### **15. 26-84** — Budget Transfer for Police Vehicle Fleet Replacement

*Sponsor: Police Department*

**Recommended Action:** Approve budget transfer of \$320,000 for the replacement of six police patrol vehicles.

**Fiscal Impact:** \$320,000.00 — \$320,000 transfer from General Fund reserves

### **16. 26-85** — Acceptance of Work — Downtown Streetscape Phase 2

*Sponsor: Public Works*

**Recommended Action:** Accept the completed work for the Downtown Streetscape Phase 2 project and authorize the release of retention.

**17. 26-86** — Appointment of Members to the Parks and Recreation Commission

*Sponsor: City Clerk*

**Recommended Action:** Confirm the appointment of three members to the Parks and Recreation Commission for four-year terms.

**18. 26-87** — Approve Minutes of Special Meeting January 29, 2026

*Sponsor: City Clerk*

**Recommended Action:** Approve the minutes of the Special Meeting held January 29, 2026.

**19. 26-88** — Approve Contract Renewal with Valley Waste Management

*Sponsor: Public Works*

**Recommended Action:** Approve the five-year contract renewal with Valley Waste Management for solid waste collection and disposal services.

**Fiscal Impact:** \$1,200,000.00 — \$1,200,000 annual cost from Solid Waste Enterprise Fund

**20. 26-89** — Accept FY2025 Comprehensive Annual Financial Report

*Sponsor: Finance*

**Recommended Action:** Accept the Comprehensive Annual Financial Report for Fiscal Year 2025 as prepared by the independent auditor.

**21. 26-90** — Approve Memorandum of Understanding with Demo County Sheriff

*Sponsor: Police Department*

**Recommended Action:** Approve the Memorandum of Understanding with the Demo City County Sheriff for mutual aid and joint operations.

**Fiscal Impact:** \$95,000.00 — \$95,000 from Law Enforcement Grant Fund

**22. 26-91** — Authorize Purchase of IT Infrastructure Equipment

*Sponsor: Information Technology*

**Recommended Action:** Authorize the purchase of network switches, servers, and cybersecurity equipment for the IT infrastructure upgrade.

**Fiscal Impact:** \$175,000.00 — \$175,000 from IT Capital Improvement Fund

**23. 26-92** — Approve License Agreement for Cell Tower on City Property

*Sponsor: Public Works*

**Recommended Action:** Approve the license agreement with Verizon Wireless for installation and operation of a cell tower on city-owned property at 450 Academy Avenue.

**Fiscal Impact:** \$48,000.00 — \$48,000 annual revenue to General Fund

**24. 26-93** — Resolution Establishing Utility Rate Adjustments for FY2026

*Sponsor: Finance*

**Recommended Action:** Adopt the Resolution establishing utility rate adjustments for Fiscal Year 2026.

**Fiscal Impact:** \$0.00 — Revenue-neutral adjustment; rate restructuring only

**25. 26-94** — Accept Donation of Playground Equipment from Lions Club

*Sponsor: Parks & Recreation*

**Recommended Action:** Accept the donation of playground equipment valued at \$35,000 from the Demo City Lions Club for installation at Rotary Park.

**Fiscal Impact:** \$35,000.00 — \$35,000 donated equipment value; \$5,000 installation cost from Parks Fund

**26. 26-95** — Approve Task Order for Environmental Site Assessment

*Sponsor: Planning & Development*

**Recommended Action:** Approve the task order with Environmental Solutions Inc. for Phase I and Phase II environmental site assessments.

**Fiscal Impact:** \$55,000.00 — \$55,000 from Redevelopment Successor Agency Fund

**27. 26-96** — Ratify Emergency Repair of Water Main Break

*Sponsor: Public Works*

**Recommended Action:** Ratify the emergency repair of the water main break on Jensen Avenue performed on January 15, 2026.

**Fiscal Impact:** \$89,000.00 — \$89,000 from Water Enterprise Fund emergency reserves

**28. 26-97** — Approve Amendment to Professional Services Agreement — Legal Counsel

*Sponsor: City Attorney's Office*

**Recommended Action:** Approve Amendment No. 2 to the Professional Services Agreement with Richards Watson & Gershon for specialized legal counsel.

**Fiscal Impact:** \$50,000.00 — \$50,000 increase to existing contract from General Fund

**29. 26-98** — Accept Infrastructure Improvements — Bethel Avenue Extension

*Sponsor: Public Works*

**Recommended Action:** Accept the infrastructure improvements for the Bethel Avenue Extension project and authorize maintenance acceptance.

**30. 26-99** — Approve Lease Agreement for Community Center Space

*Sponsor: Community Services*

**Recommended Action:** Approve the three-year lease agreement for community center space at 720 Seventh Street.

**Fiscal Impact:** \$24,000.00 — \$24,000 annual lease cost from Community Services budget

**31. 26-100** — Resolution Supporting AB 1234 Housing Legislation

*Sponsor: Planning & Development*

**Recommended Action:** Adopt the Resolution supporting AB 1234 to increase housing production and streamline development approvals in California.

**32. 26-101** — Approve Community Development Block Grant Application

*Sponsor: Planning & Development*

**Recommended Action:** Authorize the submission of the Community Development Block Grant application for \$500,000 for neighborhood infrastructure improvements.

**Fiscal Impact:** \$500,000.00 — \$500,000 federal grant — no local match required

**33. 26-102** — Award Bid for Pavement Rehabilitation Project

*Sponsor: Public Works*

**Recommended Action:** Award the bid for the Pavement Rehabilitation Project to Valley Paving Inc. as the lowest responsive and responsible bidder.

**Fiscal Impact:** \$1,800,000.00 — \$1,800,000 from Measure C Transportation Fund and SB 1 Gas Tax Fund

**34. 26-103** — Approve Cooperative Agreement with Caltrans for Signal Improvements

*Sponsor: Public Works*

**Recommended Action:** Approve the cooperative agreement with Caltrans for traffic signal improvements at the intersection of Academy Avenue and Jensen Avenue.

**Fiscal Impact:** \$250,000.00 — \$250,000 — 80% Caltrans funded, 20% local match from Transportation Fund

**35. 26-104** — Accept Quarterly Investment Report

*Sponsor: Finance*

**Recommended Action:** Accept the Quarterly Investment Report for the period ending December 31, 2025.

**36. 26-105** — Approve Amendment to Employee Benefit Plan

*Sponsor: Human Resources*

**Recommended Action:** Approve the amendment to the Employee Benefit Plan to add vision coverage and update dental plan provisions.

**37. 26-106** — Authorize Surplus Property Auction

*Sponsor: Finance*

**Recommended Action:** Authorize the auction of surplus city vehicles and equipment through GovDeals online auction platform.

**38. 26-107** — Approve Interagency Agreement with Demo Unified School District

*Sponsor: Community Services*

**Recommended Action:** Approve the interagency agreement with Demo Unified School District for shared use of recreational facilities and joint programming.

**39. 26-108** — Resolution Declaring City's Intent to Issue Revenue Bonds

*Sponsor: Finance*

**Recommended Action:** Adopt the Resolution declaring the City's intent to issue revenue bonds for water system capital improvements.

**40. 26-109** — Approve Contract for Annual Tree Trimming Services

*Sponsor: Public Works*

**Recommended Action:** Approve the two-year contract with West Coast Arborists for annual tree

trimming services throughout the city.

**Fiscal Impact:** \$165,000.00 — \$165,000 from Parks and Urban Forestry Fund

**41. 26-110** — Accept Status Report on Capital Improvement Program

*Sponsor: Public Works*

**Recommended Action:** Accept the quarterly status report on the Capital Improvement Program for the period ending December 31, 2025.

## **SCHEDULED HEARINGS** (5:00 PM)

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**42. 26-111** — BRT Station Area Specific Plan — Southeast Growth Area along Kings Canyon Road

*Sponsor: Planning & Development*

1. **ADOPT** — ADOPT Mitigated Negative Declaration for the BRT Station Area Specific Plan
2. **RESOLUTION** — RESOLUTION to repeal existing Southeast Growth Area Specific Plan
3. **BILL** — BILL to repeal existing Southeast Growth Area Specific Plan Ordinance
4. **RESOLUTION** — RESOLUTION to adopt BRT Station Area Specific Plan
5. **RESOLUTION** — RESOLUTION to update General Plan Consistency Map
6. **BILL** — BILL to rezone affected parcels from C-M-PD to various designations consistent with the BRT Station Area Specific Plan

## GENERAL ADMINISTRATION

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### **43. 26-112** — Homeless Services Strategic Plan Update

*Sponsor: Community Services*

**Recommended Action:** Approve the updated Homeless Services Strategic Plan and authorize the City Manager to execute related agreements.

**Fiscal Impact:** \$2,500,000.00 — \$2,500,000 from Homelessness Fund and State HHAP Grant

### **44. 26-113** — Fee Schedule Amendment for Development Services

*Sponsor: Planning & Development*

**Recommended Action:** Adopt the amended Fee Schedule for Development Services, effective April 1, 2026.

### **45. 26-114** — Consider Establishment of Community Benefit District — Downtown

*Sponsor: Economic Development*

**Recommended Action:** Direct staff to initiate the petition process for establishment of the Downtown Community Benefit District.

### **46. 26-115** — Annual Report on Measure P Expenditures

*Sponsor: Finance*

**Recommended Action:** Accept the Annual Report on Measure P Expenditures for Fiscal Year 2025.

## CLOSED SESSION

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**47. Conference with Legal Counsel — Existing Litigation: Smith v. City of Demo, Case No. 26-CV-01234**

**Citation:** Gov. Code §54956.9(d)(1)

*Existing litigation — Smith v. City of Demo, Demo County Superior Court Case No. 26-CV-01234*

**48. Conference with Legal Counsel — Anticipated Litigation: 2 Potential Cases**

**Citation:** Gov. Code §54956.9(d)(2)

*Significant exposure to litigation — 2 potential cases based on existing facts and circumstances*

**49. Conference with Real Property Negotiator: APN 123-456-789**

**Citation:** Gov. Code §54956.8

*Property: APN 123-456-789, located at 500 Main Street, Demo City. Negotiating parties: City of Demo and Central Valley Holdings LLC. Under negotiation: Price and terms of payment.*

## ADJOURNMENT

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**50. Conference with Real Property Negotiator: APN 123-456-789**

**Citation:** Gov. Code §54956.8

*Property: APN 123-456-789, located at 500 Main Street, Demo City. Negotiating parties: City of Demo and Central Valley Holdings LLC. Under negotiation: Price and terms of payment.*