

REGULAR MEETING
Tuesday, July 21, 2020
DUBLIN CITY COUNCIL
A G E N D A

CLOSED SESSION 6:30 PM
REGULAR MEETING 7:00 PM

Meeting Procedure During Coronavirus (COVID-19) Outbreak:

In keeping with the guidelines provided by the State of California and Alameda County Department of Public Health regarding gatherings during the coronavirus (COVID-19) outbreak, and recommendations to follow social distancing procedures, the City of Dublin will adopt the following practices during upcoming City Council meetings:

- The Dublin City Council will hold the meetings remotely via Zoom Video Communications.
- Per normal practice, the meeting will be livestreamed and available at www.TV30.org for viewing and also broadcast live on Comcast T.V. channel 28 beginning at 7:00 p.m. This meeting will also be available on the City's YouTube channel: <https://www.youtube.com/channel/UCVxFLCImmHgKXs9RQkY6OkA> and on the City's website: <http://dublinca.iqm2.com/Citizens/default.aspx>
- Online speaker slips will be available at www.dublin.ca.gov, and the public will be able to call in using a computer/or smart phone via a link which will be provided following submission of a speaker slip. A telephonic option will also be available.
- Once connected, the public speaker will be connected to the Zoom webinar as an attendee and muted. The speaker will be able to see the meeting from inside Zoom.
- When the agenda item upon which the individual would like to comment is addressed, the speaker will be announced in the meeting when it is his/her time to speak to the City Council. The speaker will then be unmuted for comment.

How to submit public comment on the Closed Session items:

- Please click the link below to join the webinar via computer audio: <https://dublinca.zoom.us/j/95440612477>
- Or Telephone: +1 669 900 9128 US (San Jose)
- Webinar ID: 954 4061 2477
- The Mayor will open a Public Comment period. You will be given the opportunity to speak at that time. The City Council will then recess to Closed Session.

CLOSED SESSION 6:30 PM

- I. **Conference With Legal Counsel – Existing Litigation**
Paragraph (1) of Subdivision (D) of Section 54956.9
Name of Case: West Dublin Alliance v. City of Dublin, et al., Alameda Superior Court
Case No. RG19009622

REGULAR MEETING 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. REPORT ON CLOSED SESSION

3. ORAL COMMUNICATIONS

3.1. Recognition of Retirements

The City Council will recognize the retirements of Alameda County Fire Department Fire Chief David Rocha and City of Dublin City Clerk/Records Manager Caroline Soto.

3.2. Public Comment

At this time, the public is permitted to address the City Council on non-agendized items. Please step to the podium and clearly state your name for the record. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code Section 54954.2(b)(1)(2)(3).

4. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

4.1. Approval of the June 9, 2020 Adjourned Regular City Council Meeting Minutes, the June 16, 2020 Regular City Council Meeting Minutes, and the June 22, 2020 Adjourned Regular City Council Meeting Minutes [STAFF REPORT](#)

The City Council will consider approval of the June 9, 2020 Adjourned Regular City Council Meeting Minutes, the June 16, 2020 Regular City Council Meeting Minutes, and the June 22, 2020 Adjourned Regular City Council Meeting Minutes.

STAFF RECOMMENDATION:

Approve the June 9, 2020 Adjourned Regular City Council Meeting Minutes, the June 16, 2020 Regular City Council Meeting Minutes, and the June 22, 2020 Adjourned Regular City Council Meeting Minutes.

4.2. Consulting Services Agreement with Kimley-Horn for 2023-2031 Housing Element Update [STAFF REPORT](#)

The City Council will consider approving a consulting services agreement with Kimley-Horn to assist Staff with preparing the current Housing Element Update. Each California city and county must update their General Plan Housing Element every eight years to adequately plan to meet the existing and projected housing needs of all economic segments of the community. The current Housing Element was adopted in 2014 for the 2014-2022 planning period. State law requires that the General Plan Housing Element be updated by January 2023 for the 2023-2031 planning period.

STAFF RECOMMENDATION:

Adopt the Resolution Approving a Consulting Services Agreement Between the City of Dublin and Kimley-Horn for Preparation of the Housing Element Update; and approve the budget change.

4.3. Appointments to the City Council 2020 Ad-Hoc Audit Review Committee [STAFF REPORT](#)

The City's independent auditor, Badawi and Associates, has commenced the field work necessary to complete the Comprehensive Annual Financial Report for the fiscal year ending June 30, 2020. The City Council will consider the establishment of an Ad-Hoc Committee, made up of two City Councilmembers, who will review the audit process and final report with the auditors.

STAFF RECOMMENDATION:

Confirm the Mayor's Recommendation of Councilmembers Josey and Kumagai as the 2020 Ad-Hoc Audit Review Committee.

4.4. Payment Issuance Report and Electronic Funds Transfer [STAFF REPORT](#)

The City Council will receive a listing of payments issued from June 1, 2020 - June 30, 2020 totaling \$4,763,574.71.

STAFF RECOMMENDATION:

Receive the report.

4.5. Second Reading of an Ordinance Amending the Dublin Municipal Code and Adding Section 2.30, "Electronic Filing of Campaign Disclosure Statements" [STAFF REPORT](#)

The City Council will consider adopting an ordinance revising the Dublin Municipal Code to add Section 2.30, relating to electronic and paperless filing of Fair Political Practices Commission Campaign Disclosure Statements. The first reading of this ordinance was held at the June 16, 2020, Regular City Council Meeting.

STAFF RECOMMENDATION:

Waive the reading and adopt the **Ordinance** Adding Section 2.30 to the Dublin Municipal Code, Relating to Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure

4.6. First Reading of Ordinance Amending Dublin Municipal Code Section 2.08.020 and Providing for an Increase in the Salary for Members of the City Council [STAFF REPORT](#)

The City Council will introduce an ordinance revising the Dublin Municipal Code to provide for a salary adjustment for City Councilmembers following certification of the November 2020 General Municipal election.

STAFF RECOMMENDATION:

Waive the reading and INTRODUCE the Ordinance Amending Dublin Municipal Code Section 2.08.020 and Providing for an Increase in the Salary for Members of the City Council.

4.7. Award of Design/Builder Agreement to ADC Construction Management, Inc. for the Civic Center HVAC and Roof Replacement Project, Project No. GI0119 [STAFF REPORT](#)

The City Council will consider awarding a Design/Builder Agreement to ADC Construction Management, Inc., for the Civic Center HVAC and Roof Replacement project, CIP No. GI0119. The base project scope includes the replacement of the flat roof assembly, roof mounted HVAC equipment, modifications to the existing HVAC duct system, HVAC controls, minor structural upgrades, fire alarm panel and ancillary devices, and the installation of new ethernet data cable drops. The City Council will also consider approving a budget change to increase project funding.

STAFF RECOMMENDATION:

Adopt the **Resolution** Awarding a Design/Builder Agreement to ADC Construction Management, Inc., for the Civic Center HVAC and Roof Replacement Project, CIP No. GI0119, and approve the budget change.

4.8. Delegation of Authority During Council Recess - Annual Street Resurfacing Project (2020 Slurry Seal) [STAFF REPORT](#)

The City Council will consider approving the plans and specifications and delegating authority to the City Manager to award a contract for the Annual Street Resurfacing Project (2020 Slurry Seal), CIP No. ST0117, during the City Council recess between July 22, 2020 and August 17, 2020. The project will resurface multiple street segments with a slurry seal that will prolong the life of the existing pavement surface. Actions taken during the City Council recess will be reported to the City Council at the August 18, 2020 regularly scheduled meeting.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the Plans and Specifications and Delegating Authority to the City Manager to Award a Contract for the Annual Street Resurfacing Project (2020 Slurry Seal), CIP No. ST0117.

4.9. Introduction of an Ordinance Approving Amendments to the Dublin Municipal Code Amending Chapter 4.04 (Business Regulations) Relating to Sworn Statement Requirements [STAFF REPORT](#)

The City Council will consider an amendment to Dublin Municipal Code (DMC) Chapter 4.04 (Business Registration) to remove certain requirements to streamline the business license registration process. Specifically, the proposed amendments remove references that require Sworn Statements which must be made in front of an authorized officer or through an approved electronic signature software service. This amendment will facilitate the transition to a paperless business license application.

STAFF RECOMMENDATION:

Waive the reading and INTRODUCE the Ordinance Approving Amendments to the Dublin Municipal Code Amending Chapter 4.04 (Business Regulations) Relating to Sworn Statement Requirements.

4.10. City Proclamations for the Months of July and August [STAFF REPORT](#)

The City Council will consider the following proclamations for the months of July and August in the City of Dublin: National Night Out Proclamation, American Muslim Appreciation and Awareness Month, and Pledge to America's Workers Month.

STAFF RECOMMENDATION:

Approve the proclamations.

4.11. Local Housing Trust Fund Program [STAFF REPORT](#)

The City Council will consider adoption of a Resolution authorizing the City Manager to submit an application and receive up to \$3,333,333 in grant funds from the State of California's Local Housing Trust Fund (LHTF) Program. The purpose of the LHTF Program is to provide matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing and emergency shelters. These grant funds will be used to help fund a 100 percent affordable rental housing project proposed at 6541 Regional Street. The City Council will also consider reserving up to 114 units from the Downtown Dublin Specific Plan Development Pool for this affordable housing project.

STAFF RECOMMENDATION:

1) Adopt the **Resolution** Authorizing Application for, and Receipt of, Local Housing Trust Fund Program Funds; 2) Authorize the reservation of up to 114 residential units from the Downtown Dublin Specific Plan Development Pool and preparation of a Community Benefit Agreement; and 3) Direct Staff to issue a Letter of Intent to Eden Housing to provide funding for an affordable rental housing project at 6541 Regional Street.

5. WRITTEN COMMUNICATION – NONE

6. PUBLIC HEARING

6.1. Downtown Dublin Specific Plan Amendments 2020 [STAFF REPORT](#) [PRESENTATION](#)

The City Council will consider amendments to the Downtown Dublin Specific Plan. Proposed changes begin to implement the Downtown Dublin Preferred Vision approved by the City Council in 2019. The amendments consist of a new street grid of both public and private streets in the Retail District, siting of a Town Square, combining the remaining allocation of new non-residential square footage from Transit-Oriented and Retail Districts into one pool, allowing lodging in the Retail District, and changes to the design guidelines in

“The Core” area of the Retail District to encourage walkable and pedestrian-friendly development. No specific development is proposed at this time.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate and adopt the **Resolution** Amending the Downtown Dublin Specific Plan to Create a New Street Grid in the Retail District, Site a Town Square, Combine the Remaining Allocation of New Non-Residential Square Footage from the Transit-Oriented and Retail Districts into One Pool, Allow Lodging in the Retail District, and Amend the Design Guidelines for The Core Area of the Retail District.

7. UNFINISHED BUSINESS

7.1. California Community Housing Agency (CalCHA) Middle-Income Rental Housing Program STAFF REPORT PRESENTATION

The City Council will receive a report regarding an opportunity for the City of Dublin to become a member of the California Community Housing Agency (CalCHA) joint powers authority for the production, preservation, and protection of essential middle-income rental housing.

STAFF RECOMMENDATION:

Receive the report and direct Staff to return with a Resolution authorizing the City to become a member of CalCHA and authorizing the City Manager to enter into purchase option agreements with CalCHA for essential middle-income rental housing created within City limits.

7.2. Review of Community Workforce Agreements: Themes, Data, and Proposed Negotiation Terms STAFF REPORT PRESENTATION

The City Council will review and discuss the report and provide direction on whether to initiate negotiations with the Building and Construction Trades Council of Alameda County for a Community Workforce Agreement on City construction and other public works projects. Community Workforce Agreements are agreements between a city and local labor organizations that address issues related to a specific construction project or a class of construction projects.

STAFF RECOMMENDATION:

Receive the report and provide feedback and direction, if any, on initiating negotiations with the Building and Construction Trades Council of Alameda County for a Community Workforce Agreement and the proposed negotiation terms outlined in the report.

7.3. Report on Commission and Committee Alternates STAFF REPORT

The City Council will receive a report on the status of alternate members of City commissions and committees.

STAFF RECOMMENDATION:

Receive the report and provide direction on whether to continue utilizing alternates for the next round of appointments to commissions and committees.

8. NEW BUSINESS – NONE

9. OTHER BUSINESS

Brief information only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expense (AB1234).

10. ADJOURNMENT

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 72 hours in advance of the meeting.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, and fosters new opportunities.