

SPECIAL MEETING
Thursday, November 8, 2018
Council Chamber, 100 Civic Plaza
DUBLIN CITY COUNCIL
A G E N D A / N O T I C E

CLOSED SESSION 6:00 P.M.

- I. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: 1 case
Facts and circumstances: Letter from David Blackwell to John Bakker, dated October 10, 2018
- II. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: 1 case

SPECIAL MEETING 7:00 P.M.

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
2. **REPORT ON CLOSED SESSION**
3. **ORAL COMMUNICATIONS**
 - 3.1. **Employee Introductions: Jerrie Lore and Dean McDonald** [**STAFF REPORT**](#)
New City Staff members, Jerrie Lore, Office Assistant II in the Public Works Department and Dean McDonald, Public Works Maintenance Superintendent also in the Public Works Department, will be introduced.
STAFF RECOMMENDATION:
Welcome City of Dublin Staff members.
 - 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 October 16, 2018 Regular City Council Meeting Minutes**
[**STAFF REPORT**](#)
The City Council will consider approval of the minutes of the October 16, 2018 Regular City Council meeting.
STAFF RECOMMENDATION:
Approve the minutes of the October 16, 2018 Regular City Council meeting.
 - 4.2. **Tassajara Hills Neighborhood Park - Approval of Preferred Conceptual Design (CIP No. PK0118)** [**STAFF REPORT**](#)
The City Council will consider approval on the Preferred Conceptual Design for the one-acre park site located in the Tassajara Hills Development.

STAFF RECOMMENDATION:

Approve the Preferred Conceptual Design.

4.3. Notice of City Engineer’s Receipt of Final Map for Tract 8370 for Review [STAFF REPORT](#)

The City Council will receive a notification of the City Engineer’s receipt of the Final Map for Tract 8370, Boulevard Neighborhood 19 for review.

STAFF RECOMMENDATION:

Receive the notification.

4.4. Consideration of a Resolution Authorizing Issuance of Special Tax Bonds for Improvement Area No. 2 of Community Facilities District No. 2015-1 (Dublin Crossing) and Approving Form of and Execution of Related Documents; a Resolution Approving a Consulting Services Agreement with Jones Hall, and an Amended and Restated Ordinance Levying a Special Tax Within and Relating to CFD 2015-1

[STAFF REPORT](#)

The City Council will consider the second phase of special tax bond financing for Community Facilities District No. 2015-1 (Dublin Crossing) and the use of the bond sale proceeds to finance authorized public capital facilities and public capital facility impact fees. The first item for consideration is a Resolution authorizing issuance of the 2018 special tax bonds and approving the forms of and authorizing the execution of related bond issuance documents. The second is a Resolution approving an agreement with Jones Hall for bond counsel services covering the second series of bonds. The third is an amended and restated Ordinance Levying a Special Tax that will clarify the mechanics of the levy within CFD 2015-1.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing the Issuance of Special Tax Bonds For and On Behalf of the City of Dublin Community Facilities District No. 2015-1 (Dublin Crossing), Improvement Area No. 2; Approving the Form and Authorizing the Execution of a Fiscal Agent Agreement, a Purchase Contract and a Continuing Disclosure Certificate and Authorizing the Sale and Delivery of Special Tax Bonds Pursuant to Said Purchase Contract; Approving the Form and Delivery of a Preliminary Official Statement and the Preparation and Distribution of a Final Official Statement to be Derived From the Preliminary Official Statement; and Approving Execution and Delivery of Other Documents and Taking of Actions as Necessary to Implement the Issuance, Sale and Delivery of the Bonds; adopt the **Resolution** Approving a Consulting Services Agreement Between the City of Dublin and Jones Hall, PLC; and, waive the reading and adopt An Amended and Restated **Ordinance** of the City Council of the City of Dublin Levying a Special Tax Within and Relating to the City of Dublin Community Facilities District No. 2015-1 (Dublin Crossing).

5. WRITTEN COMMUNICATION – NONE.

6. PUBLIC HEARING

6.1. Amended and Restated Development Agreement Between Dublin Crossing LLC and the City of Dublin (PLPA-2018-00027) [STAFF REPORT](#)

The City Council will consider the amended and restated Development Agreement between Dublin Crossing LLC and the City of Dublin. The purpose of this amended and restated agreement is to address and update the actual number of units to be constructed and subject to the City’s Inclusionary Zoning Program, increase the Community Benefit Payment, and other minor revisions relating to the funding for park maintenance.

STAFF RECOMMENDATION:

Waive the first reading and INTRODUCE an Ordinance Approving an Amended and Restated Development Agreement between the City of Dublin and Dublin Crossing LLC relating to the Dublin Crossing Project.

7. **UNFINISHED BUSINESS** – NONE.

8. **NEW BUSINESS**

8.1. **Update on Agreement with Amador Valley Industries** **STAFF REPORT**

The City Council will receive an update on the City of Dublin's current contract with Amador Valley Industries (AVI) for the collection, disposal, and recycling of residential and commercial solid waste, and provide direction on the potential extension of the contract beyond its current expiration date of June 30, 2020. Should the City Council desire Staff to engage AVI in an extended contract, the negotiations would include the incorporation of new capital equipment needs and increases in operational costs, as well as the potential to opt into Alameda County Waste Management Authority's Mandatory Recycling Ordinance (MRO). While Staff plans to present a full discussion of the MRO and its impacts on the City and rate payers at a City Council meeting in the near future, it would be helpful to have direction now whether to include this as a component of the contract negotiations with AVI.

STAFF RECOMMENDATION:

Receive the report and provide direction.

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.

AFFIDAVIT OF NOTICING AND POSTING:

I, Caroline Soto, City Clerk for the City of Dublin, declare that a copy of this agenda / notice was posted in the kiosk in front of the Civic Center and that the City of Dublin City Councilmembers and the Media were provided notice on Friday, November 2, 2018.

ATTEST:



Caroline P. Soto, City Clerk/Records Manager