

ADJOURNED REGULAR MEETING
Tuesday, June 05, 2012
DUBLIN CIVIC CENTER, 100 Civic Plaza
DUBLIN CITY COUNCIL
A G E N D A

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ADJOURNED REGULAR MEETING 5:30 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ORAL COMMUNICATIONS

3.1. Recognition of Volunteers from Dublin Library Homework Center [\[STAFF REPORT\]](#)

The City Council will provide certificates of recognition to the volunteers from the Homework Center and Book Buddies Program at the Dublin Public Library.

STAFF RECOMMENDATION:

Receive the report and formally recognize the volunteers.

3.2. Mayor's Appointment of Student Representative to Parks and Community Services Commission [\[STAFF REPORT\]](#)

The Mayor is recommending the appointment of Dublin High School student, Tristan Elias, as the Student Representative to the Parks and Community Services Commission for the term of July 2012 through June 2013.

STAFF RECOMMENDATION:

Confirm the Mayor's appointment of Tristan Elias as the Student Representative to the Parks and Community Services Commission for the term of July 2012 through June 2013.

3.3. Acceptance of Gifts to City from National Bike Month Contributing Sponsors [\[STAFF REPORT\]](#)

This report details the contributions received from various local businesses and organizations for the Bike to Work Day Energizer Stations held on May 10, 2012 and for the National Bike Month Raffle held at bikeways events surrounding the month of May.

STAFF RECOMMENDATION:

Recognize the sponsors and formally accept the contributions.

3.4. Public Comments

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

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. Minutes of the Special Meeting of May 15, 2012 and Regular City Council Meeting of May 15, 2012 [STAFF REPORT]

The City Council will consider the approval of the minutes of the Special City Council meeting of May 15, 2012, and the Regular City Council meeting of May 15, 2012.

STAFF RECOMMENDATION:

Approve the minutes of the Special City Council meeting of May 15, 2012, and the Regular City Council meeting of May 15, 2012.

4.2. Approval of Final Map and Tract Improvement Agreement, Approval of Long-Term Encroachment Agreement for Landscape Features, and Acceptance of Parkland Dedication In-Lieu Fees and Credits for Tract 8096, Neighborhood "D-2", Positano/ Fallon Village (K. Hovnanian) [STAFF REPORT]

K. Hovnanian Homes, Inc., dba K. Hovnanian at Positano, LLC, is filing a Final Map for Tract 8096 (Neighborhood D-2) to create 52 individual lots for the construction of homes.

STAFF RECOMMENDATION:

Adopt **Resolution** Approving Final Map and Tract Improvement Agreement for Tract 8096, Neighborhood "D-2," Positano/Fallon Village; adopt **Resolution** Approving the Agreement for Long Term Encroachment for Landscape Features for Tract 8096, Neighborhood "D-2," Positano/Fallon Village; and adopt **Resolution** Accepting Parkland Dedication In-Lieu Fees and Credits for Park Land Dedication Requirements for Tract 8096 K. Hovnanian, (Neighborhood "D-2," Positano/Fallon Village).

4.3. Approval of Final Map and Tract Improvement Agreement, Approval of Agreement for Long Term Encroachment Agreement for Landscape Features, and Acceptance of Park Land Dedication In-Lieu Credits for Tract 8073, Jordan Ranch [STAFF REPORT]

Mission Valley Properties, dba BJP-ROF Jordan Ranch LLC, is filing a Final Map for Tract 8073 (Jordan Ranch, Phase Two) to create 65 individual lots for the construction of homes.

STAFF RECOMMENDATION:

Adopt **Resolution** Approving Final Map and Tract Improvement Agreement for Tract 8073, Jordan Ranch; adopt **Resolution** Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8073, Jordan Ranch; and adopt **Resolution** Accepting Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 8073, Jordan Ranch.

4.4. Acceptance of Work – Contract No. 11-01, Speed Feedback Demonstration Project [STAFF REPORT]

The Speed Feedback Demonstration Project (CIP No. 960024) procured six speed feedback signs and associated data collection software and installed the signs throughout the City at locations approved by the City Council on December 21, 2010. The project was funded by Gas Tax funds. The work is complete and ready for City Council acceptance.

STAFF RECOMMENDATION:

Accept the improvements performed under the Speed Feedback Demonstration Project.

4.5. Approval of Final Map and Tract Improvement Agreement, Approval of Agreement for Long Term Encroachment for Landscape Features, and Acceptance of Park Land Dedication In-Lieu Fees and Credits for Park Land Dedication Requirements for Tract 8074, Jordan Ranch [STAFF REPORT]

Mission Valley Properties, dba BJP-ROF Jordan Ranch LLC, is filing a Final Map for Tract 8074 (Jordan Ranch, Phase 3) to create 129 individual lots for the construction of homes.

STAFF RECOMMENDATION:

Adopt **Resolution** Approving Final Map and Tract Improvement Agreement for Tract 8074, Jordan

Ranch; adopt **Resolution** Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8074, Jordan Ranch; and adopt **Resolution** Accepting Park Land Dedication In-Lieu Credits for Park Land Dedication Requirements for Tract 8074, Jordan Ranch.

4.6. Award of Bid – Contract No. 12-01, Dublin Citywide Street Resurfacing Project

[\[STAFF REPORT\]](#)

The Annual Street Overlay Program (CIP No. 969103) provides for the resurfacing of Silvergate Drive and Clark Avenue by placing 1½” asphalt concrete overlay on top of existing pavement.

STAFF RECOMMENDATION:

Adopt **Resolution** Awarding Contract No. 12-01, Dublin Citywide Street Resurfacing Project, to G. Bortolotto & Co., Inc.; and approve the Budget Change in the amount of \$82,413 from Measure B Local Streets & Roads fund.

4.7. Agreement with Contract Sweeping Services for Street and Parking Lot Sweeping Services

[\[STAFF REPORT\]](#)

The City Council will consider a five year agreement with Contract Sweeping Services for street sweeping services.

STAFF RECOMMENDATION:

Adopt **Resolution** Approving the Agreement with Contract Sweeping Services.

4.8. Fee Adjustments to Existing Planning Division Consultant Agreements for Overflow Services in the Community Development Department [\[STAFF REPORT\]](#)

The City Council will consider adopting a Resolution approving updated Consulting Services and Fee Amendment Agreements.

STAFF RECOMMENDATION:

Adopt **Resolution** Approving Consulting Services Agreements for A. S. Dutchover & Associates; Cannon Design Group; David L. Babby, RCA; David Babcock & Associates; Grainger Hunt; Jerry Haag & Associates; Paul Niemuth & Associates; Placemakers; Rosen Goldberg Der & Lewitz, Inc.; Stevenson Porto and Pierce; and WRA, Inc.; and Fee Amendment Agreements for Environmental Foresight, Inc.; Kluber and Associates, Inc.; and Urban Planning Partners.

4.9. Acceptance of Telecommunications Evaluation Report Recommendation for Replacement of City Telephone Systems and Authorization to Proceed with RFP and Project Management Services In Fiscal Year 2012-2013 [\[STAFF REPORT\]](#)

City Staff worked with an independent consultant (Communication Strategies, LLC.) to conduct a Telephone Systems Needs Assessment. The City has received the Telecommunications Evaluation Report and recommendation. Based on a detailed assessment of the City’s needs and current telephone systems’ capabilities, it is recommended that the City proceed with the replacement of the telephone systems at City facilities and the Dublin Fire Stations in Fiscal Year 2012-2013. The report also recommends that the City obtain professional services to develop and administer a process to procure the phone system and to manage the implementation.

STAFF RECOMMENDATION:

Adopt **Resolution** Authorizing an exception to the competitive bidding requirements for the selection of a replacement Telephone Systems; **and** adopt **Resolution** Authorizing a Consulting Services Agreement with Communication Strategies, LLC for telephone procurement and project management services.

4.10 Acceptance of Work-Contract No. 11-03, Dublin Traffic Signal Improvements, (Columbia Electric, Inc.) [\[STAFF REPORT\]](#)

A contract was awarded by the City Council on June 7, 2011 to Columbia Electric, Inc. for the Dublin Traffic Signal Improvements (CIP No. 960022) which included the installation of a new traffic signal at the intersection of Amador Valley Boulevard and Brighton Drive and upgrade an existing traffic signal at the intersection of San Ramon Road and Shannon Avenue. The Public Works Department has determined that the work under this contract is now complete and ready for acceptance.

STAFF RECOMMENDATION:

Accept the improvements under Contract No. 11-03, Dublin Traffic Signal Improvements, with

Columbia Electric, Inc., and authorize the release of retention after 35 days if there are no subcontractor claims.

4.11 Easement and Agreement with Dublin San Ramon Services District for Recycled Water

Irrigation [STAFF REPORT]

The City Council will consider an Agreement with the Dublin San Ramon Services District (DSRSD) to convert the irrigation at three parks (Kolb Park, Stagecoach Park and Alamo Creek Park) to recycled water, and to approve an easement through Stagecoach Park for a recycled water main line.

STAFF RECOMMENDATION:

Adopt **Resolution** Approving an Agreement with the Dublin San Ramon Services District for Conversion of City of Dublin Parks to irrigation with recycled water.

4.12 Approval of Agreements for the use of Fiscal Year 2012-2013 Community Development Block

Grant (CDBG) funds [STAFF REPORT]

The City Council will consider approving an Agreement between the City of Dublin and the County of Alameda to receive Community Development Block Grant funds for Fiscal Year 2012-2013 and approving Community Development Block Grant-funded Agreements with: Axis Community Health; Bay Area Community Services; Open Heart Kitchen; Senior Support of the Tri-Valley; and Spectrum Community Services, Inc.. In addition, the City Council will consider extending a contract for the Tri-Valley YMCA to December 31, 2012.

STAFF RECOMMENDATION:

Adopt **Resolution** Approving an Agreement between the City of Dublin and the County of Alameda to receive Community Development Block Grant Funds for Fiscal Year 2012-2013 and approving Community Development Block Grant-Funded Agreements with: Axis Community Health; Bay Area Community Services; Open Heart Kitchen; Senior Support of the Tri-Valley and Spectrum Community Services, Inc. from July 1, 2012 to June 30, 2013; and execute a six month Agreement with the Tri-Valley YMCA until December 31, 2012.

4.13 Preliminary Engineer's Reports: Citywide Street Lighting Maintenance Assessment District No.

1983-1; Landscaping and Lighting Maintenance Assessment District No. 1983-2 (Tract 4719); Landscaping and Lighting Maintenance Assessment District No. 1986-1 (Villages at Willow Creek); Landscaping and Lighting Maintenance Assessment District No. 1997-1 (Santa Rita Area); Street Lighting Maintenance Assessment District No. 1999-1 (Dublin Ranch and Tract 7067) [STAFF REPORT]

This action requests approval of the Preliminary Engineer's Report for the 2012-13 assessment and sets a public hearing date of June 19, 2012. Citywide Street Lighting Maintenance District No. 1983-1 pays the cost of energy and maintenance for the City's street light system, except for the lights included in Street Lighting Maintenance Assessment District No. 1999-1 (Dublin Ranch and Tract 7067). Landscaping and Lighting Maintenance Assessment District No. 1983-2 (Tract 4719) pays the cost of utilities and maintenance for landscaping improvements along Stagecoach Road and on the interior slopes of the Dublin Hills Estates development. Landscaping and Lighting Maintenance Assessment District No. 1986-1 (Villages at Willow Creek) pays the cost of utilities and maintenance for certain landscaping improvements associated with the Villages at the Willow Creek development. Landscaping and Lighting Maintenance Assessment District No. 1997-1 (Santa Rita Area) pays the cost of utilities and maintenance for certain landscaping improvements within the Santa Rita development area.

STAFF RECOMMENDATION:

Adopt **Resolutions** approving the Preliminary Engineer's Reports and setting a public hearing date and time (June 19, 2012, 7:00 p.m. in the City Council Chambers, located at 100 Civic Plaza, Dublin) for the purpose of hearing any comments to the proposed Fiscal Year 2012-2013 assessments for: Citywide Street Lighting Maintenance Assessment District No. 1983-1; Landscaping and Lighting Maintenance Assessment District No. 1983-2 (Tract 4719); Landscaping and Lighting Maintenance Assessment District No. 1986-1 (Villages at Willow Creek); Landscaping and Lighting Maintenance Assessment District No. 1997-1 (Santa Rita Area); and Street Lighting Maintenance Assessment District No. 1999-1

(Dublin Ranch and Tract 7067).

5. **WRITTEN COMMUNICATION** – None.

6. **PUBLIC HEARINGS**

6.1. **Jordan Ranch 2, General Plan and Eastern Dublin Specific Plan Amendments, Planned Development Rezone with Amended Stage 1 and Stage 2 Development Plans, and CEQA Addendum [\[STAFF REPORT\]](#)**

The City Council will consider General Plan and Eastern Dublin Specific Plan land use amendments accompanied by consistent Planned Development Zoning for: *Subarea 1* - a 10.7-acre Public/Semi-Public school site proposed for an underlay land use designation of Medium Density Residential (MDR); *Subarea 2* – 7.8 acres north of Central Parkway, including approximately 5.3 acres of Medium-High Density Residential (MHDR) and a 2.0-acre Semi-Public site proposed for MDR, with an underlay land use designation of Public/Semi-Public; *Subarea 3* – 6.6 acres south of Central Parkway of Mixed Use to MHDR; and *Subarea 4* - 4.6 acres of a 52.7-acre Open Space at the northeast corner of Fallon Road and Central Parkway to Mixed Use including non-residential use at .35 FAR and/or as many as 115 units. The proposed land use amendments and rezoning would result in up to 964 units across all of Jordan Ranch. The Project application also included a Revised Vesting Tentative subdivision map and related Site Development Review approvals applicable to Subareas 2 and 3 approved by the Planning Commission at their meeting of May 8, 2012.

STAFF RECOMMENDATION:

Conduct public hearing, deliberate, adopt **Resolution** adopting a CEQA Addendum for the project known as Jordan Ranch 2 specific to four subareas and adopting a related Statement of Overriding Considerations; adopt **Resolution** approving the General Plan and Eastern Dublin Specific Plan amendments for the project known as Jordan Ranch 2 specific to four subareas; and waive the reading and INTRODUCE an Ordinance approving a Planned Development Rezone with related Stage 1 and Stage 2 Development Plan Amendments for the project known as Jordan Ranch 2 specific to four subareas.

6.2. **Public Hearing Continuance - Energy Audit Report and Consideration of an Energy Service Contract [\[STAFF REPORT\]](#)**

The City Council will consider continuing this item's consideration to the June 19, 2012 regular City Council meeting.

STAFF RECOMMENDATION:

Staff recommends that the City Council continue this item to the June 19, 2012 Regular City Council meeting, starting at 7:00 p.m.

7. **UNFINISHED BUSINESS**

7.1. **Construction and Demolition Debris Collection Options [\[STAFF REPORT\]](#)**

The City Council will consider whether to go to an exclusive service provider for the collection of Construction and Demolition debris services or whether to continue with a nonexclusive service provider system.

STAFF RECOMMENDATION:

Direct Staff to amend the agreement with Amador Valley Industries (AVI) to include construction and demolition debris collection services and authorize the City Manager to execute the amendment, as long as it is within the substantial form as outlined within this Staff Report.

8. NEW BUSINESS

8.1. General Municipal Election – November 6, 2012 [\[STAFF REPORT\]](#)

The City Council will consider requesting the Alameda County Board of Supervisors consolidate the City of Dublin General Municipal Election with the Statewide General Election (Attachment 1). The next Municipal Election will be on Tuesday, November 6, 2012. Offices to be voted on shall be one (1) Mayor and two (2) Councilmembers. The Mayor serves a 2-year term and Councilmembers serve 4-year terms. The City Councilmembers will determine whether the statement of qualifications which each candidate is allowed to place in the sample ballot should be a maximum of 200 or 400 words and whether the City or each candidate should pay the costs associated with printing his/her candidate statement.

STAFF RECOMMENDATION:

Adopt **Resolution** Calling for a General Municipal Election to be Held in the City of Dublin on November 6, 2012; Requesting the Alameda County Board of Supervisors Consolidate the City of Dublin General Municipal Election with the Statewide General Election and Authorizing Certain Procedural Matters; adopt **Resolution** Adopting Regulations for Candidates for Elective Office Pertaining to Candidate’s Statement and the Costs Thereof for the General Municipal Election to be Consolidated with the Statewide General Election to be Held on Tuesday, November 6, 2012; and affirm the Resolution Encouraging Candidates to Use the Code of Fair Campaign Practices.

8.2. Request for Sewer Capacity Assistance [\[STAFF REPORT\]](#)

The City received a request from Regency Centers to participate in the City’s Sewer Capacity Assistance Program. Regency Centers is in contract to purchase Site 16A (a 14-acre site at the southwest corner of Hacienda Drive and Dublin Blvd.), and would propose to use the assistance to offset the costs for the construction of a retail center.

STAFF RECOMMENDATION:

Provide direction regarding the request for participation in the Program.

9. OTHER BUSINESS

Brief *INFORMATION ONLY* reports from Council and/or Staff, including Committee Reports and Reports by Council related to Meetings Attended at City Expense (AB 1234).

10. ADJOURNMENT

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

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Mission

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

Vision

Dublin is a vibrant city committed to its citizens, natural resources, and cultural heritage. As Dublin grows, it will balance history with progress, to sustain an enlightened, economically balanced and diverse community.

Dublin is unified in its belief that an engaged and educated community encourages innovation in all aspects of City life, including programs to strengthen our economic vitality, and support environmental stewardship and sustainability through the preservation of our natural surroundings. Dublin is dedicated to promoting an active and healthy lifestyle through the creation of first-class recreational opportunities, facilities and programs.