

COUNCILMEMBERS
Melissa Hernandez, Mayor
Michael McCorriston, Vice Mayor
Jean Josey, Councilmember
Dr. Sherry Hu, Councilmember
Kashef Qadri, Councilmember



City Council Chamber
Dublin Civic Center
100 Civic Plaza
Dublin, CA 94568
www.dublin.ca.gov

Regular Meeting of the DUBLIN CITY COUNCIL

Tuesday, September 19, 2023

**Location: City Council Chamber
100 Civic Plaza
Dublin, CA 94568**

REGULAR MEETING 7:00 PM

Additional Meeting Procedures

This City Council meeting will be broadcast live on Comcast T.V. channel 28 beginning at 7:00 p.m. This meeting will also be livestreamed at www.tv30.org and on the City's website at: <https://dublin.ca.gov/ccmeetings>

Members of the public who wish to participate in the meeting electronically have the option of giving public comment via Zoom, subject to the following procedures:

- ☐ Fill out an online speaker slip available at www.dublin.ca.gov. The speaker slip will be made available at 10:00 a.m. on Tuesday, September 19, 2023. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the public comment period ends, or until the public comment period on non-agenda items is closed.
- ☐ Once connected to the Zoom platform using the Zoom link information from the City Clerk, the public speaker will be added to the Zoom webinar as an attendee and muted. The speaker will be able to observe the meeting from the Zoom platform.
- ☐ When the agenda item upon which the individual would like to comment is addressed, the City Clerk will announce the speaker in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**

3. ORAL COMMUNICATIONS

3.1 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 September 5, 2023 Regular City Council Meeting Minutes

The City Council will consider approval of the minutes of the September 5, 2023 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the September 5, 2023 Regular City Council Meeting.

[Staff Report](#)

[Attachment 1 - September 5, 2023 Regular City Council Meeting Minutes](#)

4.2 2023 Development Agreement Review

The City Council will receive a report on the annual review of active Development Agreements to ensure compliance with the terms and provisions of the Agreements pursuant to the California Government Code, Sections 65864 - 65869.5, and to Chapter 8.56 of the Dublin Municipal Code.

STAFF RECOMMENDATION:

Adopt the **Resolution** Finding that Developers Having Obligations Under Active Development Agreements and Supplemental Agreements as Amended, Have Complied in Good Faith With the Terms and Provisions of the Agreements.

[Staff Report](#)

[Attachment 1 - Resolution Finding that Developers Having Obligations Under Active Development Agreements and Supplemental Agreements as Amended, Have Complied In Good Faith With the Terms and Provisions of the Agreements](#)

4.3 Payment Issuance Report and Electronic Funds Transfers

The City Council will receive a listing of payments issued from August 1, 2023 – August 31, 2023, totaling \$21,524,852.44.

STAFF RECOMMENDATION:

Receive the report.

[Staff Report](#)

[Attachment 1 - Payment Issuance Report for August 2023](#)

4.4 Approval of Deposit and Reimbursement Agreement for the East Ranch Community Facilities District Formation

The City Council will consider approving a Deposit and Reimbursement Agreement with TH East Ranch Dublin LLC, for costs associated with the potential formation of a Community Facilities District (CFD) at the East Ranch project location.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving a Deposit and Reimbursement Agreement with TH East Ranch Dublin LLC.

[Staff Report](#)

[Attachment 1 - Resolution Approving a Deposit and Reimbursement Agreement with TH East Ranch Dublin LLC](#)

[Attachment 2 - Exhibit A to the Resolution - Deposit and Reimbursement Agreement with TH East Ranch Dublin LLC](#)

4.5 Amendment to Legal Services Agreement with Meyers Nave

Meyers Nave has requested that the City Council consider amending its legal services agreement with the City to increase the hourly rate for general legal services, labor and employment advice services, and reimbursable third-party services.

STAFF RECOMMENDATION:

Approve and authorize the Mayor to execute the Fourth Amendment to the Amended and Restated Agreement for Legal Services.

[Staff Report](#)

[Attachment 1 - Amended and Restated Agreement for Legal Services, including the First, Second, and Third Amendments to the Amended and Restated Agreement for Legal Services](#)

[Attachment 2 - Proposed Fourth Amendment to the Amended and Restated Agreement for Legal Services](#)

5. WRITTEN COMMUNICATION – None.

6. PUBLIC HEARING – None.

7. UNFINISHED BUSINESS

7.1 Inclusionary Zoning and In-Lieu Fee Feasibility Study and Commercial Linkage Fee Nexus Study

The City Council's Two- Year Strategic Plan includes a review of the Commercial Linkage Fee and the Inclusionary Zoning and In-Lieu Fee programs. On August 15, 2023, the City Council received an informational report and provided feedback regarding updates to these programs. Staff has further refined this information and is seeking the City Council's feedback and direction regarding the recommendations. This feedback will be used to prepare updates to the programs that will be brought back to the City Council for consideration at a future public hearing.

STAFF RECOMMENDATION:

Receive the report and provide feedback and direction regarding the recommendations presented in this report.

[Staff Report](#)

[Item 7.1 - PowerPoint Presentation](#)

7.2 Strategic Plan Update - First Year

The City Council will receive its annual status update on the City's Two-Year Strategic Plan.

STAFF RECOMMENDATION:

Receive the report and presentation.

[Staff Report](#)

[Attachment 1 - Year 1 Strategic Plan Update](#)

[Item 7.2 - PowerPoint Presentation](#)

8. NEW BUSINESS

8.1 Citywide Outdoor Seating Design Guidelines (PLPA-2023-00024)

The City Council will consider approving Citywide Outdoor Seating Design Guidelines. The proposed Design Guidelines will help to facilitate the design of permanent outdoor seating within parking lots for eating and drinking establishments.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving the Citywide Outdoor Seating Design Guidelines.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Citywide Outdoor Seating Design Guidelines](#)

[Attachment 2 - Exhibit A to the Resolution - Citywide Outdoor Seating Design Guidelines](#)

[Attachment 3 - Planning Commission Resolution No. 23-05 Recommending City Council Approval](#)

[Item 8.1 - PowerPoint Presentation](#)

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) (ADA), 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. Upon receiving a request, the City will swiftly resolve requests for reasonable accommodation for individuals with disabilities, consistent with the federal ADA, and resolve any doubt in favor of accessibility.

Agenda materials that become available within 72 hours in advance of the meeting, and after publishing of the agenda, will be available at Civic Center, 100 Civic Plaza, and will be posted on the City's website at www.dublin.ca.gov/ccmeetings.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe and secure environment, fosters new opportunities, provides equity across all programs, and champions a culture of diversity and inclusion.



STAFF REPORT CITY COUNCIL

Agenda Item 4.1

DATE: September 19, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Approval of the September 5, 2023 Regular City Council Meeting Minutes
Prepared by: Marsha Moore, MMC, City Clerk

EXECUTIVE SUMMARY:

The City Council will consider approval of the minutes of the September 5, 2023 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the September 5, 2023 Regular City Council Meeting.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City Council will consider approval of the minutes of the September 5, 2023 Regular City Council Meeting.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

- 1) September 5, 2023 Regular City Council Meeting Minutes



MINUTES OF THE CITY COUNCIL OF THE CITY OF DUBLIN

Regular Meeting: September 5, 2023

The following are minutes of the actions taken by the City of Dublin City Council. A full video recording of the meeting with the agenda items indexed and time stamped is available on the City's website at: <https://dublin.ca.gov/ccmeetings>

CLOSED SESSION 6:34 PM

I. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Attorney

II. CONFERENCE WITH LABOR NEGOTIATORS

Agency Designated Representatives: Vice Mayor McCorriston and Councilmember Qaadri

Unrepresented Employee: City Attorney

REGULAR MEETING 7:00 PM

A Regular Meeting of the Dublin City Council was held on Tuesday, September 5, 2023, in the City Council Chamber. The meeting was called to order at 7:00 PM, by Mayor Hernandez.

1) CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Attendee Name	Status
Melissa Hernandez, Mayor	Present
Michael McCorriston, Vice Mayor	Present
Jean Josey, Councilmember	Present
Dr. Sherry Hu, Councilmember	Present
Kashef Qaadri, Councilmember	Present

2) REPORT ON CLOSED SESSION

Mayor Hernandez reported there was no reportable action out of Closed Session.

3) ORAL COMMUNICATIONS

3.1) Presentation of the Constitution Week Proclamation

The City Council presented the Constitution Week Proclamation to the Daughters of the American Revolution.

3.2) Employee Introduction

New City of Dublin Staff member, Ivan San Pedro, Recreation Supervisor in the Parks and Community Services Department, was introduced.

3.3) Preview of Splatter 2023

The City Council received a presentation previewing Splatter, taking place September 9, 2023, at Emerald Glen Park.

3.4) Public Comment

No Public Comment.

4) CONSENT CALENDAR

4.1) Approved the August 15, 2023 Special and Regular City Council Meeting Minutes.

4.3) Waived the second reading and adopted Ordinance No. 03-23 titled, “Amending Chapter 4.20 (Massage Establishments and Massage Services) of the Dublin Municipal Code.”

4.4) Waived the second reading and adopted Ordinance No. 04-23 titled, “Approving Amendments to Dublin Municipal Code Section 8.84.140.I (Real Estate Directional Signs).”

4.7) Adopted Resolution No. 94-23 titled, “Approving a Commercial Façade Improvement Grant Program Agreement Between the City of Dublin and Village Parkway Investments.”

On a motion by Councilmember Josey, seconded by Vice Mayor McCorriston, and by unanimous vote, the City Council adopted the Consent Calendar, except for items 4.2, 4.5, 4.6, and 4.8.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	Michael McCorriston, Vice Mayor
AYES:	Hernandez, McCorriston, Josey, Hu, Qaadri

4.2) *Adopted Resolution No. 90-23 titled, “Delegating Authority to the City Manager to Purchase Police Vehicles, Municipal Fleet Vehicles, and Electric Vehicle Charging Stations Exceeding \$45,000 for Fiscal Year 2023-24.”*

This item was pulled from the Consent Calendar by Councilmember Qaadri for clarifying questions.

Mike Grant provided public comment.

4.5) *Adopted Resolution No. 91-23 titled, “Approving the Allocation of CDBG Funding for the Tri-Valley Haven Shelter Rebuild and Expansion Project,” and adopted Resolution No. 92-23 titled, “Approving the Amendment to the Memorandum of Understanding for the Environmental Review of the CDBG-Funded Tri-Valley Haven Shelter Project.”*

This item was pulled from the Consent Calendar by Councilmember Hu for clarifying questions.

4.6) *Adopted Resolution No. 93-23 titled, “Approving an Agreement with Strategic Economics, Inc. for Economic Development Strategy and General Plan Economic Development Element,” and approved a budget change.*

This item was pulled from the Consent Calendar by Councilmember Hu for clarifying questions.

4.8) *Adopted Resolution No. 95-23 titled, “Amending the Personnel System Rules;” Resolution No. 96-23 titled, “Amending the Benefit Plan in Accordance with Personnel Rules;” Resolution No. 97-23 titled, “Amending the Salary Plan for Full-Time Personnel and Management Positions Exempt from Competitive Service;” Resolution No. 98-23 titled, “Amending the Classification Plan;” and Resolution No. 99-23 titled, “Designating Management Positions Exempt from Competitive Service.”*

This item was pulled from the Consent Calendar by Councilmember Qaadri for clarifying questions.

On a motion by Councilmember Josey and seconded by Councilmember Qaadri, and by unanimous vote, the City Council adopted Consent Calendar items 4.2, 4.5, 4.6, and 4.8.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	Kashef Qaadri, Councilmember
AYES:	Hernandez, McCorriston, Josey, Hu, Qaadri

5) WRITTEN COMMUNICATION – None.

6) PUBLIC HEARING

6.1) Update to the Public Facilities Fee Study, Adoption of Public Facilities Fees, and Ordinance Amending Chapter 9.28 (Dedication of Lands for Park and Recreation Purposes)

The City Council received a presentation regarding an update to the Public Facilities Fees Study and a related Ordinance amending the Dublin Municipal Code to reflect new parkland dedication categories and updated census numbers concerning the number of persons per dwelling unit.

Mayor Hernandez opened the Public Hearing for the update to the Public Facilities Fee Study and Adoption of Public Facilities Fees.

Upon receiving no public comment, Mayor Hernandez closed the Public Hearing.

On a motion by Councilmember Qaadri, seconded by Vice Mayor McCorriston, and by unanimous vote, the City Council adopted Resolution No. 100-23 titled, “Revising the Public Facilities Fee for Future Developments Within the City of Dublin,” and waived the second reading and adopted Ordinance No. 05-23 titled, “Amending Chapter 9.28 (Dedication of Lands for Park and Recreation Purposes) of the Dublin Municipal Code.”

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Kashef Qaadri, Councilmember
SECOND:	Michael McCorriston, Vice Mayor
AYES:	Hernandez, McCorriston, Josey, Hu, Qaadri

7) UNFINISHED BUSINESS – None.

8) NEW BUSINESS

8.1) Dublin Fallon 580 General Plan Amendment Initiation Request and Proposed Development Agreement Deal Terms (PLPA-2023-00012)

The City Council received a presentation regarding a request by Staff and GH PacVest to initiate a General Plan Amendment for the Dublin Fallon 580 project site, which encompasses approximately 192 acres east of Fallon Road along the Dublin Boulevard Extension.

On a motion by Councilmember Josey, seconded by Vice Mayor McCorriston, and by unanimous vote, the City Council adopted Resolution No. 101-23 titled, “Approving the Initiation of a General Plan Amendment to Eliminate the 2.5-Acre Public/Semi-Public Land Use Designation and Convert the Open Space Land Use Designation to Parks/Public Recreation on the GH PacVest Property,” and approved the proposed deal terms for the future Development Agreement with GH PacVest.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	Michael McCorriston, Vice Mayor
AYES:	Hernandez, McCorriston, Josey, Hu, Qaadri

8.2) Designation of Voting Delegates for the 2023 National League of Cities City Summit

The City Council unanimously appointed Vice Mayor McCorriston as the voting delegate, Councilmember Josey as the first alternate, and Councilmember Qaadri as the second alternate to attend and vote on the City’s behalf at the National League of Cities City Summit in November 2023.

9) OTHER BUSINESS

The City Council and Staff provided brief information-only reports, including committee reports and reports by City Council related to meetings attended at City expense (AB1234).

By consensus, the City Council asked Staff to bring back an informational report looking into the feasibility of an e-bike program.

10) ADJOURNMENT

Mayor Hernandez adjourned the meeting at 9:21 PM.

Mayor

ATTEST:

City Clerk



STAFF REPORT CITY COUNCIL

DATE: September 19, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: 2023 Development Agreement Review
Prepared by: Jeff Baker, Community Development Director and Anastasia Nelson, Administrative Aide

EXECUTIVE SUMMARY:

The City Council will receive a report on the annual review of active Development Agreements to ensure compliance with the terms and provisions of the Agreements pursuant to the California Government Code, Sections 65864 - 65869.5, and to Chapter 8.56 of the Dublin Municipal Code.

STAFF RECOMMENDATION:

Adopt the Resolution Finding that Developers Having Obligations Under Active Development Agreements and Supplemental Agreements as Amended, Have Complied in Good Faith With the Terms and Provisions of the Agreements.

FINANCIAL IMPACT:

The fiscal impacts of these projects were addressed as part of a fiscal analysis performed for each approved project. All financial obligations of the subject developers have been met pursuant to the terms provided in their respective Development Agreements.

DESCRIPTION:

Background

An annual review of active Development Agreements is required by California Government Code Section 65865.1 and Chapter 8.56 of the Dublin Municipal Code. During the review period occurring in July and August of each year, Staff reviews each active Development Agreement to ensure compliance with the terms and provisions of the agreement. The burden of demonstrating good faith compliance is on the respective developer and/or property owner. Staff from the Finance, Community Development, Fire Prevention, Parks and Community Services, and Public Works departments complete a thorough and detailed assessment of the developer's compliance with the requirements contained in the applicable agreements.

Following the review, Staff presents the findings and recommends to the City Council to determine either: (1) that the parties are in compliance and conclude the review; or (2) that the parties have not complied in good faith, in which case the City Council must request that the matter of compliance be considered at a noticed public hearing. At said public hearing, the City Council may modify or terminate the Development Agreement upon making certain findings based on substantial evidence that the developer has not complied in good faith with the Agreement.

Analysis

The active Development Agreements identified in Table 1 below were subject to the 2023 annual review. Based on Staff's review, all required public improvements, payments, and scheduled financial obligations have been satisfied by each of the developers and property owners. Staff concluded that each of the developers/owners are proceeding in good faith with the terms of their Development Agreement, and is therefore recommending that the report be accepted by the City Council and the annual review be concluded.

Table 1: Active Development Agreements

No.	Development Project	Expiration Date	Compliant
1.	Ashton at Dublin Station	08/16/2023	Yes
2.	Bex Development (Branaugh Property) Project	04/20/2033	Yes
3.	Dublin Crossings (Boulevard)	12/20/2033	Yes
4.	Dublin Ranch West (Wallis Ranch)	02/19/2024	Yes
5.	Kaiser Dublin Medical Center	11/04/2041	Yes
6.	SCS Dublin Project (The DC)	01/05/2028	Yes

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

No public notice is required. However, a formal notification of the 2023 Development Agreement Annual Review was sent to the parties of the Development Agreements. The City Council Agenda was posted.

ATTACHMENTS:

- 1) Resolution Finding that Developers Having Obligations Under Active Development Agreements and Supplemental Agreements as Amended, Have Complied in Good Faith with the Terms and Provisions of the Agreements

RESOLUTION NO. XX – 23

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

FINDING THAT DEVELOPERS HAVING OBLIGATIONS UNDER ACTIVE DEVELOPMENT AGREEMENTS AND SUPPLEMENTAL AGREEMENTS AS AMENDED, HAVE COMPLIED IN GOOD FAITH WITH THE TERMS AND PROVISIONS OF THE AGREEMENTS

WHEREAS, as of July 1, 2023, the following projects have active Development Agreements with the City of Dublin: Ashton at Dublin Station, Bex Development (Branaugh Property) Project, Dublin Crossings (Boulevard), Dublin Ranch West (Wallis Ranch), Kaiser Dublin Medical Center, and SCS Dublin Project (The DC); and

WHEREAS, the annual review of active Development Agreements is required by California Government Code Sections 65864 – 65869.5, and Chapter 8.56 of the Dublin Municipal Code; and

WHEREAS, during the review period, occurring in July and August of each year, Staff reviews the development agreements to ensure compliance with the terms and provisions of the Agreements; and

WHEREAS, the burden of demonstrating good faith compliance with the Agreements rests with the Developers; and

WHEREAS, the appropriate City Departments have reviewed each of the active Development Agreements, and confirmed that the developers are in compliance with the terms of the Agreements; and

WHEREAS, Staff presents and recommends that the City Council determine the parties are in compliance and conclude the review.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin concludes its review of the above referenced active Development Agreements and Supplemental Agreements as Amended and determines that the Developers having obligations under said Agreements have complied in good faith with the terms and provisions of the Agreements.

PASSED, APPROVED AND ADOPTED this 19th day of September 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mayor

City Clerk



STAFF REPORT

CITY COUNCIL

DATE: September 19, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Linda Smith, City Manager
SUBJECT: Payment Issuance Report and Electronic Funds Transfers
Prepared by: Gloria Tai, Senior Finance Technician

EXECUTIVE SUMMARY:

The City Council will receive a listing of payments issued from August 1, 2023 – August 31, 2023, totaling \$21,524,852.44.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

Summary of Payments Issued

Report Period	August 1, 2023 – August 31, 2023
Total Number of Payments:	415
Total Amount of Payments:	\$21,524,852.44

DESCRIPTION:

The Payment Issuance Report (Attachment 1) provides a listing of all payments for the period beginning August 1, 2023, through August 31, 2023. This report is provided in accordance with the policy adopted November 15, 2011, in Resolution No.189-11. The listing of payments has been reviewed in accordance with the policies for processing payments and expenditures.

The City's practice of reporting payments to the City Council after the payments have been made is in compliance with California Government Code Sections 37208 (b) and (c), which allow for an agency to make payments without first being audited by the legislative body, as long as such

payments are: 1) conforming to a budget approved by ordinance or resolution of the legislative body; and 2) presented to the legislative body for ratification and approval in the form of an audited comprehensive annual financial report.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

- 1) Payment Issuance Report for August 2023

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

Date Issued	Payee	Description	Amount
8/1/2023	4IMPRINT INC	HEADBANDS FOR BACKYARD BLOCK PARTY	591.06
8/1/2023	4LEAF INC.	ENGINEERING PLAN REVIEW SERVICES APR 2023	945.00
8/1/2023	4LEAF INC.	BUILDING INSPECTION FOR BLDG-2021-01329 MAR 2023	199.50
8/1/2023	4LEAF INC.	BUILDING INSPECTION FOR BLDG-2021-01329 JUN 2023	133.00
8/1/2023	A4 PROMOTIONS & INCENTIVES	OFFICE SUPPLIES - CITY OF DUBLIN ENVELOPES	325.20
8/1/2023	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS - FINANCE	75.00
8/1/2023	A4 PROMOTIONS & INCENTIVES	CITY COUNCIL PODIUM SIGNS	211.20
8/1/2023	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS - WAVE STAFF	148.02
8/1/2023	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS - CMO	283.03
8/1/2023	ABOVE AND BEYOND LEADERSHIP AND EDUCATION	FIREWORKS BOOTH REFUND	200.00
8/1/2023	ADITYA T. BABU CLUB V.I.P. VOLLEYBALL	REC CLASS INSTRUCTORS	900.00
8/1/2023	ADVANCED MOBILITY GROUP	TRAFFIC SIGNAL SYSTEMS SUPPORT SVCS MAY 2023	3,227.50
8/1/2023	ADVANCED MOBILITY GROUP	ON-CALL ENGINEERING SERVICES MAY 2023	2,580.00
8/1/2023	ADVANCED MOBILITY GROUP	TRAFFIC SIGNAL SYSTEMS SUPPORT SVCS JUN 2023	1,225.00
8/1/2023	ADVANCED MOBILITY GROUP	ON-CALL ENGINEERING SERVICES JUN 2023	2,230.00
8/1/2023	AKSHAY ARORA ARORA TENNIS & FITNESS ACADEMY	REC CLASS INSTRUCTORS	4,485.00
8/1/2023	ALAMEDA COUNTY FIRE DEPARTMENT ATTN: ACCOUNTS RECE	FIRE SERVICES JUN FY22-23	1,305,749.84
8/1/2023	ALAMEDA COUNTY TRANSPORTATION	MEMBER AGENCY FEES FY23-24	36,843.00
8/1/2023	ALLIANT INSURANCE SVCS INC	RENTAL INSURANCE POLICY ISSUANCE VIA ALLIANT	17,261.00
8/1/2023	AMY'S ENGRAVED SIGNS & AWARDS	NAME PLATE FOR PCSC STUDENT REPRESENTATIVE	48.51
8/1/2023	AMY'S ENGRAVED SIGNS & AWARDS	OFFICE DOOR NAMEPLATE SLOTS	178.61
8/1/2023	ASSOC BAY AREA GOVMT ABAG	ANNUAL MEMBERSHIP DUES FY 23/24	18,223.00
8/1/2023	AT&T	600M INTERNET CIVIC CENTER FIBER SERVICES	3,605.34
8/1/2023	AT&T	PSC 600M INTERNET & VOIP SERVICES	2,059.95
8/1/2023	AT&T	SHANNON CENTER ALARM 9391063350	24.43
8/1/2023	AT&T	HERITAGE 9391018979	24.43
8/1/2023	AT&T	CIVIC CENTER 600M INTERNET FIBER SERVICES	1,802.67
8/1/2023	AT&T	SERVICE TO CIVIC FIRE ALARM 07/01/23	47.04
8/1/2023	AT&T	SERVICE TO PSC 07/01/23	92.53
8/1/2023	AT&T	SERVICE TO WAVE 7/12/23	93.09
8/1/2023	AT&T	SERVICE TO SHANNON 7/12/23	207.54
8/1/2023	AT&T	SERVICE TO SR ALARM 7/12/23	165.76
8/1/2023	AT&T	SERVICE TO CIVIC 7/12/23	103.44
8/1/2023	AT&T	SERVICE TO CY 7/14/23	47.32
8/1/2023	AT&T	SERVICE TO PSC FIRE ALARM 7/14/23	47.32
8/1/2023	AT&T	SERVICE TO FSP FAX 7/14/23	47.32
8/1/2023	AT&T	SERVICE TO FS18 7/14/23	70.20
8/1/2023	AT&T	SERVICE TO CY 7/14/23	229.43
8/1/2023	AT&T	SERVICE TO BLDG INSP 7/14/23	24.43
8/1/2023	AT&T	SERVICE TO ELEVATOR 7/14/23	93.09
8/1/2023	AT&T	SERVICE TO FS16 06/27/23	47.04
8/1/2023	AT&T	SERVICE TO LIBRARY 911 7/14/23	24.43
8/1/2023	AT&T	SERVICE TO CY FAX 7/14/23	24.43
8/1/2023	AVANTPAGE INC	TRANSLATION, EDITING & PROOFREADING SERVICES	444.45
8/1/2023	BAY ISLAND OFFICIAL ASSOC	SPORTS OFFICIATING SERVICES	1,131.00
8/1/2023	BIG O TIRES #7	2 TIRES FOR FORD F150	609.71
8/1/2023	BKF ENGINEERS	ANNUAL STREET RESURFACING PROJECT MAY 2023	1,348.00
8/1/2023	BRICKS 4 KIDZ	REC CLASS INSTRUCTORS	1,320.00
8/1/2023	BRIDGE WIRELESS	PORTABLE RADIOS	3,996.58
8/1/2023	BSK ASSOCIATES INC.	WALLIS RNCH GEOTECH SRVS FOR SOIL CLASSIF. JUN 2023	2,464.88
8/1/2023	BSK ASSOCIATES INC.	SAMPLING/TESTING ALAMO CRK PRK FENCE FEB 2023	6,211.75
8/1/2023	BSK ASSOCIATES INC.	JORDAN RNCH SQ. GEOTECH SRVS DURING DESIGN APR 2023	3,264.96
8/1/2023	BSK ASSOCIATES INC.	WALLIS RNCH GEOTECH SRVS FOR SOIL CLASSIF. MAY 2023	8,012.43
8/1/2023	BSK ASSOCIATES INC.	JORDAN RNCH SQ. GEOTECH SRVS DURING DESIGN MAY 2023	2,448.72
8/1/2023	BSK ASSOCIATES INC.	TESTING/INSP FALLON SPORTS PARK PH3 MAR 2023	1,159.00
8/1/2023	BSK ASSOCIATES INC.	JORDAN RNCH SQ. GEOTECH SRVS DURING DESIGN JUN 2023	5,176.74
8/1/2023	BSK ASSOCIATES INC.	TESTING/INSP FALLON SPORTS PARK PH3 JUN 2023	653.00
8/1/2023	BSK ASSOCIATES INC.	MATERAL. TESTING SIGNAL COMMUNICA. UPGRADE JUN 2023	286.25
8/1/2023	BSK ASSOCIATES INC.	MATERAL. TESTING SIGNAL COMMUNICA. UPGRADE MAY 2023	1,916.25
8/1/2023	BSK ASSOCIATES INC.	TESTING/INSP FALLON SPORTS PARK PH3 MAY 2023	678.75
8/1/2023	BYOG	PROGRAM T-SHIRTS	731.31
8/1/2023	CALIFORNIA SPIRIT ELITE, INC.	REC CLASS INSTRUCTORS	7,297.50
8/1/2023	CALLANDER ASSOCIATES INC.	WALLIS RANCH PARK DESIGN SERVICES MAY 2023	5,479.00
8/1/2023	CASCADIA CONSULTING GROUP, INC	SB 1383 IMPLEMENTATION ASSISTANCE	6,802.50
8/1/2023	CASTRO VALLEY PERFORMING ARTS	REC CLASS INSTRUCTORS	4,664.40
8/1/2023	CATHERYN M GRIER	PLANNING COMMISSION 7/25/2023	50.00
8/1/2023	CENTRO LEGAL	HUMAN SERVICE GRANT FY2022-23	2,279.13
8/1/2023	CHRISTINE PETIT	REC CLASS INSTRUCTORS	244.80

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

8/1/2023 CINTAS CORPORATION NO.2	FIRST AID RESTOCK	53.85
8/1/2023 CITY OF SAN RAMON	DRFA RETIREE BENEFITS FY22/23	789,992.34
8/1/2023 CODE FOR FUN	REC CLASS INSTRUCTORS	1,239.00
8/1/2023 COMCAST	CIVIC CENTER COMCAST 500M INTERNET	2,300.00
8/1/2023 COMMUNITY RESOURCES FOR INDEPENDENT LIVING	HUMAN SERVICE GRANT FY2022-23	6,201.79
8/1/2023 CONSTANT CONTACT, INC.	EMAIL SERVICE PROVIDER PPD SUBSCRIPTION RENEWAL	4,242.00
8/1/2023 CORODATA SHREDDING, INC.	SHRED BIN PICKUP FOR APR 2023	107.00
8/1/2023 CORODATA SHREDDING, INC.	SHRED BIN PICKUP FOR JUN 2023	40.50
8/1/2023 CORWOOD CAR WASH, INC.	CAR WASHES	3,015.00
8/1/2023 COULSON & ASSOCIATES	PLAN REVIEW WALLIS RANCH COMM PARK MAY 2023	1,615.00
8/1/2023 COULSON & ASSOCIATES	PLAN REVIEW WALLIS RANCH COMM PARK JUN 2023	95.00
8/1/2023 COULSON & ASSOCIATES	ENGINEERING SERVICES MAR 2023	15,697.50
8/1/2023 COULSON & ASSOCIATES	ENGINEERING SERVICES MAY 2023	19,256.25
8/1/2023 COULSON & ASSOCIATES	ENGINEERING SERVICES JUN 2023	18,915.00
8/1/2023 COULSON & ASSOCIATES	ENGINEERING SERVICES - APR 2023	19,012.50
8/1/2023 CSW/STUBER-STROEH ENGINEERING GROUP, INC.	PLANNING & PRELIMINARY ENGINEERING VILLAGE PARKWAY	11,203.50
8/1/2023 CSW/STUBER-STROEH ENGINEERING GROUP, INC.	BUS TURN ANALYSIS JUN 2023	3,820.00
8/1/2023 CSW/STUBER-STROEH ENGINEERING GROUP, INC.	GRANT APPLICATION SUPPORT JUN 2023	1,410.00
8/1/2023 CUBIC ITS, INC.	ATMS LICENSING FEE JUN 2023	25,600.00
8/1/2023 CUE AUDIO, INC.	SMART PHONE APP FOR FUTURE PCS EVENTS	2,125.00
8/1/2023 DAVID L. GATES & ASSOCIATES, INC.	CONCEPTUAL PLANNING FOR CIVIC CENTER RENNO JUN 2023	3,643.00
8/1/2023 DELL MARKETING L.P. C/O DELL USA L.P.	REPLACEMENT LAPTOPS, MONITORS AND DOCKING STATIONS	150,394.72
8/1/2023 DEPARTMENT OF JUSTICE ACCTNG OFFICE-CASHIERING UNI	FINGERPRINTING FEES	337.00
8/1/2023 DIV OF THE STATE ARCHITECT	DIVISION OF THE STATE ARCHITECT CASP APR-JUN 2023	132.00
8/1/2023 DUBLIN FIGHTING IRISH FOOTBALL, DANCE & CHEER	FIREWORKS BOOTH REFUND	200.00
8/1/2023 DUBLIN HIGH SCHOOL ATHLETICS	FIREWORKS BOOTH REFUND	200.00
8/1/2023 DUBLIN HISTORICAL SOCIETY	FIREWORKS BOOTH REFUND	200.00
8/1/2023 DUBLIN IRISH GUARD BAND	FIREWORKS BOOTH REFUND	200.00
8/1/2023 DUBLIN PARTNERS IN EDUCATION	FIREWORKS BOOTH REFUND	200.00
8/1/2023 DUBLIN TROPHY HOUSE	AWARDS FOR BACKYARD BLOCK PARTY	373.75
8/1/2023 DUBLIN UNITED SOCCER LEAGUE	FIREWORKS BOOTH REFUND	200.00
8/1/2023 ELECTRICBABY, INC.	ONLINE HOMEOWNERSHIP APPLICATION ANNUAL LICENSE	3,600.00
8/1/2023 ELECTRONIC INNOVATIONS, INC	ON-CALL INTRUSION DETECTION/ALARM SVCS	3,575.00
8/1/2023 ENTERPRISE RENT A CAR EAN SERVICES, LLC	RENTAL CAR TOLL	11.15
8/1/2023 EOA, INC.	EVIRON & SUS DIVISION PLAN REVIEW JUN 2023	1,331.00
8/1/2023 EOA, INC.	STORMWATER NPDES IMPLEMENTATION ASSISTANCE	20,359.25
8/1/2023 GRAY-BOWEN-SCOTT	ON-CALL ENGINEERING SVCS-CIP MAY 2023	435.00
8/1/2023 GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.	DESIGN OF CULTURAL ARTS CENTER JUN 2023	27,231.67
8/1/2023 GURUS EDUCATION EAST BAY	REC CLASS INSTRUCTORS	6,027.12
8/1/2023 HALO BRANDED SOLUTIONS	COMMUNITY PROMOTIONAL SUPPLIES	426.56
8/1/2023 HDL COREN & CONE	PROPERTY TAX CONSULTING SERVICES JUL-SEP 2023	1,997.93
8/1/2023 HEALTHEQUITY, INC.	HEALTHCARE AND COMMUTER BENEFIT	690.50
8/1/2023 IMPEC GROUP, LLC	WALL SIGN	2,334.42
8/1/2023 JANINE THALBLUM	PLANNING COMMISSION 7/25/2023	50.00
8/1/2023 JAY S. SIEGAN	PERFORMANCE FOR CITY EVENT	4,000.00
8/1/2023 JEAN JOSEY	NLC SUMMER BOARD & LEADERSHIP MTG EXPENSES	61.64
8/1/2023 KIDZ LOVE SOCCER	REC CLASS INSTRUCTORS	5,925.00
8/1/2023 KIMLEY-HORN AND ASSOC. INC.	DWNTWN DUBLIN HINES PRO. TRANSPORT. ANALY. JUN 2023	4,728.00
8/1/2023 KIRA EVERS	KIRA EVERS ESRI USER CONFERENCE JUL 2023	1,565.57
8/1/2023 KITTELSON & ASSOCIATES, INC.	TRAFFIC ANALYSIS HACIENDA CROSSINGS MAY 2023	875.00
8/1/2023 KNIGHTS OF COLUMBUS	FIREWORKS BOOTH REFUND	200.00
8/1/2023 LIVERMORE AUTO GROUP	POLICE VEHICLE REPAIRS & MAINTENANCE	2,642.94
8/1/2023 LSA ASSOCIATES INC.	CEQA DOCUMENT PREP FOR DUBLIN FALLON 580 PROJECT	1,155.00
8/1/2023 LSA ASSOCIATES INC.	CEQA DOC PREP-RIGHETTI PROPERTY STAGE 2	940.50
8/1/2023 LSA ASSOCIATES INC.	CEQA DOC PREP FOR QUARRY LN SCHOOL PAC	3,713.75
8/1/2023 MAKE ME A PRO SPORTS	REC CLASS INSTRUCTORS	4,557.00
8/1/2023 MARC SISTO	JUL 2023 MILEAGE REIMBURSEMENT	96.94
8/1/2023 MARK THOMAS & COMPANY, INC.	IRON HORSE TRAIL CROSSING DESIGN SVCS APR 2023	2,485.95
8/1/2023 MARK THOMAS & COMPANY, INC.	IRON HORSE TRAIL CROSSING DESIGN SVCS JUN 2023	2,235.44
8/1/2023 MATTHEW AINI	PLANNING COMMISSION 7/25/2023	50.00
8/1/2023 MATTHEW JOHN MARFELL	REIMBURSEMENT FOR DAMAGE TO VEHICLE	738.34
8/1/2023 M-GROUP	PLANNING SVCS-BOULEVARD PH 1-5	2,970.00
8/1/2023 MITY-LITE, INC.	TABLES FOR SHANNON COMM CENTER	4,917.31
8/1/2023 MNS ENGINEERS, INC.	CONSTR MGMT/INSP-EV CHARGING STATIONS JUN 2023	1,436.85
8/1/2023 MNS ENGINEERS, INC.	DON BIDDLE COMMUNITY PARK INSPECTIONS JUN 2023	1,037.73
8/1/2023 NEVCO SPORTS, LLC.	BASKETBALL SCOREBOARD AND REMOTE	913.12
8/1/2023 NICHOLAS OCHOA	PLANNING COMMISSION 7/11/2023	50.00
8/1/2023 NOVANI, LLC.	TRAFFIC ENGINEERING SOFTWARE SUPPORT JUL 2023	3,000.00
8/1/2023 ON THE VINE CATERING	EMPLOYEE BBQ CATERING SERVICE	7,897.34

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

8/1/2023 ONE WORKPLACE L. FERRARI LLC	HR DIRECTOR'S OFFICE SPACE	442.31
8/1/2023 PACIFIC COAST ENTERTAINMENT GROUP LLC	WAVE SUMMER BIRTHDAY PARTY MEALS FOR MAY & JUN 2023	2,172.13
8/1/2023 PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-DON BIDDLE COMM PARK JUN 2023	12,600.00
8/1/2023 PAKPOUR CONSULTING GROUP, INC.	CONSTRUCTION MGMT-FALLON SPORTS PARK PH3 JUN 2023	5,296.50
8/1/2023 PARENT FACULTY STUDENT ORGANIZATION	FIREWORKS BOOTH REFUND	200.00
8/1/2023 PARK ENGINEERING, INC.	ENERGY EFFICIENCY PROJECT MANAGEMENT	21,336.22
8/1/2023 PG&E	TC1 SERVICE TO FALLON 06/26/23	74.56
8/1/2023 PG&E	TC1 SERVICE TO 6795 DOUGHERTY 07/03/23	184.97
8/1/2023 PHOENIX GROUP INFO SYS.	PARKING CITATIONS COLLECTED	242.50
8/1/2023 PLAN JPA	GENERAL LIABILITY CLAIMS - JUN 2023	4,007.51
8/1/2023 PLAY-WELL TEKNOLOGIES	REC CLASS INSTRUCTORS	9,900.00
8/1/2023 PRO CYCLES	POLICE VEHICLE REPAIRS & MAINTENANCE	516.07
8/1/2023 RENATA FLECCHIA TYLER	PLANNING COMMISSION 7/25/2023	50.00
8/1/2023 ROTH STAFFING COMPANIES, L.P.	TEMPORARY HELP TO COVER STAFF VACANCY	6,963.39
8/1/2023 RRM DESIGN GROUP, A CA CORP	ENGINEERING SVCS-PLAN REVIEW SEPT 2022	416.25
8/1/2023 RROOAR	REC CLASS INSTRUCTORS	3,094.20
8/1/2023 RYAN JEFFREY CUSTUDIO	DJ FOR BACKYARD BLOCK PARTY	650.00
8/1/2023 S & J ADVERTISING INC	ADVERTISEMENT FOR SPLATTER	485.00
8/1/2023 SELECT IMAGING	VOLUNTEER RECOGNITION PLAQUE UPDATES	41.35
8/1/2023 SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	PRINTER TONER ADMIN SERVICES	15.00
8/1/2023 SHARLENE JACKMAN	CAPIO CONFERENCE EXPENSE FORM	131.00
8/1/2023 SHIRALIAN MANAGEMENT GROUP INC	SPEC. SECTION REVIEW FOR PROJECT SCHEDULE MAY 2023	660.00
8/1/2023 SIMPLER SYSTEMS, INC	SIMPLER SOFTWARE LICENSING SUPPORT	1,500.00
8/1/2023 SKATESATIONAL	REC CLASS INSTRUCTORS	540.00
8/1/2023 SNG & ASSOCIATES INC.	ENGINEERING PLAN REVIEW SERVICES DEC 2022	17,389.50
8/1/2023 SPECTRUM COMMUNITY SVCS INC.	HUMAN SERVICES GRANT	1,336.42
8/1/2023 SQUAD SPORTS INC.	REC CLASS INSTRUCTORS	11,653.80
8/1/2023 STEMLAB, LLC	REC CLASS INSTRUCTORS	825.00
8/1/2023 STEPHEN WRIGHT	PLANNING COMMISSION 7/25/2023	50.00
8/1/2023 STUDIO 8 DANCE & PERFORMING	REC CLASS INSTRUCTORS	2,124.00
8/1/2023 SUNFLOWER HILL	HUMAN SERVICE GRANT FY2022-23	7,700.00
8/1/2023 SWA GROUP	JORDAN RANCH NEIGHBORHOOD SQ DESIGN MAY 2023	18,634.38
8/1/2023 TIMECLOCK PLUS, LLC.	TIMECLOCK PLUS	557.63
8/1/2023 TREASURER ALAMEDA COUNTY	PARKING CITATIONS COLLECTED	2,725.00
8/1/2023 TREASURER ALAMEDA COUNTY PW AGENCY-FISCAL DIVISION	TRAFFIC SIGNAL/ STREET LIGHT MAINTENANCE APR 2023	25,008.97
8/1/2023 TREASURER ALAMEDA COUNTY PW AGENCY-FISCAL DIVISION	TRAFFIC SIGNAL/ STREET LIGHT MAINTENANCE MAY 2023	30,814.67
8/1/2023 TREASURER ALAMEDA COUNTY PW AGENCY-FISCAL DIVISION	TRAFFIC SIGNAL/ STREET LIGHT MAINTENANCE JUN 2023	27,332.69
8/1/2023 TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES EXTRA SERVICES JUN 2023	7,054.78
8/1/2023 TRI-VALLEY JANITORIAL INC.	JANITORIAL SUPPLIES - JUN 2023	5,741.48
8/1/2023 TYLER TECHNOLOGIES, INC.	TYLER MUNIS ERP SOFTWARE IMPLEMENTATION	92,044.12
8/1/2023 TYLER TECHNOLOGIES, INC.	ENERGOV PROJECT	9,800.00
8/1/2023 U.S. BANK CORPORATE PMT SYSTEM	PURCHASE CARD STATEMENT - JUN 2023	75,418.06
8/1/2023 U.S. POSTAL SERVICE PLEASANTON MPO	POSTAGE '23 FALL/WNTR ACTIVITY GUIDE & ANNUAL RPT	5,888.40
8/1/2023 URBAN FIELD STUDIO OAKLAND	DOWNTOWN ARCHITECTURAL DESIGN SERVICES	17,476.01
8/1/2023 US NAVAL SEA CADETS CORPS RADM CHARLES W PARKS	FIREWORKS BOOTH REFUND	200.00
8/1/2023 VALLEY CHRISTIAN CENTER	FIREWORKS BOOTH REFUND	200.00
8/1/2023 VILLAGE MUSIC SCHOOL	REC CLASS INSTRUCTORS	2,332.80
8/1/2023 WAHIDA I. RASHID	PLANNING COMMISSION 7/25/2023	50.00
8/1/2023 WAHIDA I. RASHID	PLANNING COMMISSION 7/11/2023	50.00
8/1/2023 WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	COMMUNITY WORKFORCE ADMIN SERVICES JUN 2023	2,231.99
8/1/2023 WORKFORCE INTEGRITY & TRAINING SOLUTIONS, LLC	WALLIS RANCH PARK JUN 2023	1,973.40
8/1/2023 WORLD CUP SOCCER CAMPS CLINICS	REC CLASS INSTRUCTORS	6,785.40
8/1/2023 W-TRANS	BASIS SCHOOL TRAFFIC STUDY JUN 2023	485.00
8/1/2023 W-TRANS	ENGINEERING SERVICES JUN 2023	6,431.25
Payments Issued 8/1/2023 Total:		3,133,733.24
8/3/2023 CAL PERS	PERS RETIREMENT PLAN: PE 7/28/23	96,737.66
8/3/2023 INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING: PE 7/28/23	83,879.25
Payments Issued 8/3/2023 Total:		180,616.91
8/4/2023 EMPLOYMENT DEVELOPMENT DEPT	UNEMPLOYMENT INSURANCE REIMB Q4 FY 22-23	8,191.00
8/4/2023 EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 7/28/23	25,443.52
8/4/2023 HEALTHEQUITY, INC.	HEALTHEQUITY: PE 7/28/23	6,034.89
8/4/2023 I C M A 401 PLAN	DEFERRED COMP 401A: PE 7/28/23	1,242.43
8/4/2023 I C M A 457 PLAN	DEFERRED COMP 457: PE 7/28/23	29,342.28
8/4/2023 US BANK - PARS	PARS: PE 7/28/23	9,002.53
Payments Issued 8/4/2023 Total:		79,256.65
8/8/2023 A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	61.92

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

8/8/2023 AKSHAY ARORA ARORA TENNIS & FITNESS ACADEMY	REC CLASS INSTRUCTORS	21,875.40
8/8/2023 ALAMEDA COUNTY FLOOD CONTROL	TRI-VALLEY MASTER AGREEMENT TO15 JAN-JUN 2023	4,884.56
8/8/2023 ALAMEDA COUNTY FLOOD CONTROL	Q4PERMITS & TRACTS FY22/23	257,832.63
8/8/2023 ALL CITY MANAGEMENT SVCS INC	SCHOOL CROSSING GUARD SVCS	21,091.31
8/8/2023 ANGEL HOUZE CLAY ART C/O JULIE P. KARTONO	REC CLASS INSTRUCTORS	945.00
8/8/2023 ARROW SIGN COMPANY	GRANITE MONUMENT DESIGN, MANUF. & INSTALL -DEPOSIT	22,286.50
8/8/2023 AT&T	SERVICE TO FS2-3 07/26/23	351.19
8/8/2023 AT&T	SERVICE TO SHANNON FAX 07/27/2023	73.46
8/8/2023 AT&T	SERVICE TO FS16 07/27/2023	47.44
8/8/2023 AT&T	SERVICE TO CIVIC 07/27/23	70.85
8/8/2023 AT&T	CLARK AVE 07/27/2023	24.49
8/8/2023 BKF ENGINEERS	TASSAJARA RD GAP CLOSURE PROJECT JUN 2023	26,026.75
8/8/2023 BLACKBRIDGE CONSULTING INC	SMALL BUSINESS NAVIGATOR - REFERRAL #6 - SAFERIDEZ	1,318.10
8/8/2023 BLAISDELL'S BUSINESS PRODUCTS	OFFICE SUPPLIES JUL 2023	2,359.86
8/8/2023 BLUETOAD, INC.	2023 FALL/WINTER ACTIVITY GUIDE	555.00
8/8/2023 BRICKS 4 KIDZ	REC CLASS INSTRUCTORS	4,950.00
8/8/2023 BRINKS, INC.	ARMORED CAR SERVICE	286.62
8/8/2023 BYOG	DENIM SHIRTS	1,014.34
8/8/2023 CAL ENGINEERING & GEOLOGY INC	ENGINEERING PLAN REVIEW SERVICES APR 2023	9,625.00
8/8/2023 CAL ENGINEERING & GEOLOGY INC	ENGINEERING PLAN REVIEW SERVICES JAN-APR 2023	1,093.75
8/8/2023 CAL ENGINEERING & GEOLOGY INC	ENGINEERING PLAN REVIEW SERVICES JAN-APR 2023	1,155.00
8/8/2023 CAL ENGINEERING & GEOLOGY INC	ENGINEERING PLAN REVIEW SERVICES APR-MAY 2023	3,625.00
8/8/2023 CAL ENGINEERING & GEOLOGY INC	ENGINEERING PLAN REVIEW SERVICES MAY-JUN 2023	1,862.50
8/8/2023 CAL ENGINEERING & GEOLOGY INC	ENGINEERING PLAN REVIEW SERVICES DEC 2022-JUN 2023	1,812.50
8/8/2023 CALIFORNIA BUILDING STANDARDS COMMISSION	GREEN BLDG - CA BLDG. STANDARDS COMM. - APR-JUN 23	4,170.60
8/8/2023 CALIFORNIA SPIRIT ELITE, INC.	REC CLASS INSTRUCTORS	3,573.50
8/8/2023 CASCADIA CONSULTING GROUP, INC	SB 1383 IMPLEMENTATION ASSISTANCE JUN 2023	9,326.25
8/8/2023 CASTRO VALLEY PERFORMING ARTS	REC CLASS INSTRUCTORS	2,152.80
8/8/2023 CHANDLER ASSET MANAGEMENT	INVESTMENT CONSULTING SERVICES	27,203.55
8/8/2023 CITY OF FOSTER CITY	CALOPPS ANNUAL FEE	3,975.00
8/8/2023 CITY OF PLEASANTON	FREEWAY INTERCHANGE DEBT PYMT APR-JUN 2023	48,941.63
8/8/2023 CONSILANT TECHNOLOGIES LLC	SITUATIONAL AWARENESS CAMERA ANNUAL LICENSE	62,934.38
8/8/2023 CONSOR NORTH AMERICA, INC.	KOOPMAN CANYON CREEK CHANNEL&BANK REPAIR JUN 2023	26,968.75
8/8/2023 CONSOR NORTH AMERICA, INC.	PS&E FOR ST. AND PERSIMMON DR PEDEST PATH JUN 2023	38,891.00
8/8/2023 CONVERGEONE, INC.	ANNUAL MAINTENANCE FOR CISCO SMARTNET FLEX	14,010.00
8/8/2023 CROSSROADS SOFTWARE, INC.	TRAFFIC CITATION/REPORT WRITING SOFTWARE	4,400.00
8/8/2023 CSW/STUBER-STROEH ENGINEERING GROUP, INC.	SURVEYING SERVICES JUN 2023	6,806.19
8/8/2023 CSW/STUBER-STROEH ENGINEERING GROUP, INC.	GREEN STORMWATER INFRASTRUCTURE ENG SVCS JUN 2023	17,297.75
8/8/2023 CSW/STUBER-STROEH ENGINEERING GROUP, INC.	PLANNING & PRELIMINARY ENG VILLAGE PKWY JUN 2023	4,254.50
8/8/2023 CSW/STUBER-STROEH ENGINEERING GROUP, INC.	DUBLIN STANDARD PLANS AND DETAILS UPDATE JUN 2023	36,714.00
8/8/2023 DAHLIN GROUP INC	ACCIDENT REPAIR (CLAIM #27370A9) CONSTRUCT.JUN 2023	716.00
8/8/2023 DAHLIN GROUP INC	TO 5 TO PROVIDE ENGINEERING REPORT AT WAVE JUN 2023	2,800.00
8/8/2023 DAVID L. GATES & ASSOCIATES, INC.	ALAMO CREEK FENCE DESIGN SERVICES MAR 2023	2,254.40
8/8/2023 DELL MARKETING L.P. C/O DELL USA L.P.	DELL LAPTOPS	17,604.14
8/8/2023 DELTA DENTAL OF CALIFORNIA	DELTA DENTAL PREMIUM - JUL 2023	12,996.73
8/8/2023 DEPT OF CONSERVATION DIV OF ADMIN SVCS AC	SMIP FEE APR-JUN 2023 - STRONG MOTION INSTRUMENTAT	18,301.43
8/8/2023 DEPT OF INDUSTRIAL RELATIONS	OSHA INSPECTION AND CLASSIFICATION FEE	877.50
8/8/2023 DUBLIN UNIFIED SCHOOL DISTRICT	SPURR FOR STAGER GYM	137.81
8/8/2023 DUTCHOVER & ASSOCIATES	ENGINEERING PLAN REVIEW SERVICES JUN 2023	517.50
8/8/2023 EOA, INC.	STORMWATER NPDES IMPL ASSIST APR 2023	13,748.75
8/8/2023 EOA, INC.	STORMWATER NPDES IMPL ASSIST JUN 2023	4,717.00
8/8/2023 EOA, INC.	STORMWATER NPDES IMPL ASSIST MAY 2023	14,704.00
8/8/2023 EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	9,523.02
8/8/2023 FLEETWOOD MASK	PERFORMER FOR SUMMER CONCERT SERIES	4,150.00
8/8/2023 FRESHTA PIRZADA	PE TRAINING/MILEAGE REIMBURSEMENT	545.87
8/8/2023 GANNETT FLEMING, INC.	IRONHORSE NATURE PARK & OPEN SPACE PHASE1 JUN 2023	23,634.00
8/8/2023 GANNETT FLEMING, INC.	GREEN STORMWATER INFRASTRUCTURE JUN 2023	8,534.50
8/8/2023 GANNETT FLEMING, INC.	IRON HORSE NATURE PARK&OPEN SPACE PHASE1 MAY 2023	13,786.50
8/8/2023 GOODFELLOW SEQUOIA AJV	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD PROJ	10,450.10
8/8/2023 GUIDA SURVEYING INC.	ENGINEERING PLAN REVIEW SERVICES MAY 2023	3,136.19
8/8/2023 GUIDA SURVEYING INC.	ENGINEERING PLAN REVIEW SERVICES JUN 2023	1,755.24
8/8/2023 GUIDEPOST SOLUTIONS, LLC	AV DESIGN & CA JUN 2023	3,145.00
8/8/2023 GURUS EDUCATION EAST BAY	REC CLASS INSTRUCTORS	3,990.00
8/8/2023 HALWAI SWEETS & SNACK	OUTDOOR OPERATIONS GRANT PROGRAM FOR LONG TERM UAP	9,792.81
8/8/2023 HF&H CONSULTANTS, LLC	SOLID WASTE FRANCHISE AGREEMENT AMENDMENT JUN 2023	7,797.50
8/8/2023 JENNIFER JOHNSON	JUL 2023 MILEAGE REIMBURSEMENT	30.20
8/8/2023 KIMLEY-HORN AND ASSOC. INC.	ENGINEERING SERVICES MAY 2023	7,634.00
8/8/2023 KIMLEY-HORN AND ASSOC. INC.	ENGINEERING SERVICES JUN 2023	4,244.50
8/8/2023 LANLOGIC INC.	INFORMATION SYSTEMS CONSULTING SVCS	2,868.50

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

8/8/2023 LIVERMORE AMADOR VALLEY	LAVTA MTC IDEA GRANT - JUN 2023	8,428.41
8/8/2023 MCE CORPORATION	MAINTENANCE SERVICES - MAY 2023	596,384.52
8/8/2023 MCE CORPORATION	MAINTENANCE SERVICES - JUN 2023	1,187,855.04
8/8/2023 MEYERS NAVE	FALLON VILLAGE GHAD PROFESSIONAL SVCS JUN 2023	677.50
8/8/2023 MEYERS NAVE	FOR PROFESSIONAL SERVICES RENDERED THROUGH MAR 2023	48,391.75
8/8/2023 MNS ENGINEERS, INC.	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD JUN 2023	58,296.66
8/8/2023 MNS ENGINEERS, INC.	IRON HORSE TRAIL BRIDGE AT DUBLIN BLVD MAY 2023	58,524.28
8/8/2023 NEXTREQUEST LLC	PUBLIC RECORDS REQUEST SOFTWARE 7/1/23-6/30/24	9,710.76
8/8/2023 NICHOLS CONSULTING ENGINEERS	DESIGN SVCS-IRON HORSE NATURE PARK JUN 2023	35,581.13
8/8/2023 NICHOLS CONSULTING ENGINEERS	MULTI YEAR PAVING WORK PLAN PHASE 1 JUN 2023	1,911.25
8/8/2023 NICOLE WANZENRIED	JUL 2023 MILEAGE REIMBURSEMENT	107.68
8/8/2023 PACIFIC LANDSCAPE SUPPLY, INC.	COMPOST FOR CARBON FARMING PILOT	970.13
8/8/2023 PAKPOUR CONSULTING GROUP, INC.	ENGINEERING SERVICES MAY 2023	19,127.00
8/8/2023 PARK ENGINEERING, INC.	ENERGY EFFICIENCY PROJECT MANAGEMENT JUN 2023	13,012.78
8/8/2023 PG&E	SERVICE TO FSP 7/6/23	6,433.30
8/8/2023 PG&E	VAR PARK IRRIGATION 7/9/23	5,607.88
8/8/2023 PG&E	B10S SERVICE TO EGP 7/12/23	647.12
8/8/2023 PG&E	B6 SERVICE TO BRAY COMMN 7/12/23	91.50
8/8/2023 PG&E	SERVICE TO VARIOUS IRRIG 7/10/23	317.98
8/8/2023 PG&E	B1 SERVICE TO DEVANY 7/12/23	18.87
8/8/2023 PG&E	B1 SERVICE TO VARIOUS IRRIG 7/12/23	51.61
8/8/2023 PG&E	SERVICE TO VARIOUS IRRIG 7/12/23	61.48
8/8/2023 PG&E	SERVICE TO PSC 7/16/23	1,492.22
8/8/2023 PG&E	TC1 SERVICE TO TASSAJARA 7/11/23	112.90
8/8/2023 PG&E	SERVICE TO VARIOUS TC 6/30/23	9,481.85
8/8/2023 PG&E	TC1 SERVICE TO FALLON 7/13/23	338.45
8/8/2023 PG&E	TC1 SERVICE TO 3544 DB 7/13/23	100.35
8/8/2023 PG&E	B1 SERVICE TO VARIOUS 1997-1 7/12/23	58.87
8/8/2023 PG&E	LS2-A SERVICE TO ARN & MART 7/17/23	78.74
8/8/2023 PG&E	SERVICE TO SR CTR 7/12/23	287.94
8/8/2023 PG&E	LS2-A SERVICE TO AVELLINA 7/13/23	318.67
8/8/2023 PG&E	SERVICE TO PSC 7/16/23	4,905.30
8/8/2023 PG&E	A6 SERVICE TO FS18 7/13/23	217.48
8/8/2023 PG&E	B6 IRRIG 3600 PALERMO WAY 7/12/23	25.77
8/8/2023 PG&E	LS2-A SERVICE TO CENTRAL 7/17/23	11.17
8/8/2023 PRO CYCLES	POLICE VEHICLE REPAIRS & MAINTENANCE	557.77
8/8/2023 R. YOUNAN LLC	REC CLASS INSTRUCTORS	1,973.40
8/8/2023 ROTH STAFFING COMPANIES, L.P.	TEMPORARY HELP -CDD FRONT COUNTER STAFF	6,465.05
8/8/2023 ROTH STAFFING COMPANIES, L.P.	TEMPORARY EMPLOYEE FOR CDD RECORDS RETENTION PROJ	7,806.85
8/8/2023 RRM DESIGN GROUP, A CA CORP	ENGINEERING SVCS-PLAN REVIEW MAR 2023	1,222.00
8/8/2023 RROOAR	REC CLASS INSTRUCTORS	2,337.36
8/8/2023 SELECT IMAGING	NAMEPLATES & BADGES	195.89
8/8/2023 SHAMROCK OFFICE SOLUTIONS, LLC FILE 2399	CITY COPIER & PRINTER MAINTENANCE SVCE	4,510.92
8/8/2023 SHUMS CODA ASSOCIATES INC	BLDG. INSP., CODE ENF. & PLAN CHECK SERV. FY24	630.00
8/8/2023 SIMPLER SYSTEMS, INC	SIMPLER SOFTWARE LICENSING SUPPORT	1,500.00
8/8/2023 SQUAD SPORTS INC.	REC CLASS INSTRUCTORS	10,138.10
8/8/2023 ST. FRANCIS ELECTRIC, LLC.	CONDUIT INSTALLATION- JUN 2023	57,860.70
8/8/2023 STRAWN CONSTRUCTION, INC.	CULTURAL ARTS REMODEL & CIVIC CTR IMPROV MAY&JUN 2023	992,085.00
8/8/2023 SURF TO SNOW ENVIRONMENTAL RESOURCE MGMT, INC.	NPDES PERMIT INSP/ILLIC. DISCHARGE RESP. APR 2023	21,230.50
8/8/2023 SURF TO SNOW ENVIRONMENTAL RESOURCE MGMT, INC.	NPDES PERMIT INSP/ILLICIT DISCHARGE RESP MAY 2023	13,019.00
8/8/2023 SURF TO SNOW ENVIRONMENTAL RESOURCE MGMT, INC.	NPDES PERMIT INSP/ILLICIT DISCHARGE RESP JUN 2023	1,923.25
8/8/2023 SWINERTON MANAGEMENT AND CONSULTING	PLAN/CONSTR REVIEW CULTURAL ARTS CENTER JUN 2023	67,260.00
8/8/2023 TAYLOR OSMER	JUL 2023 MILEAGE REIMBURSEMENT	24.69
8/8/2023 THE THEATER FACTORY	REC CLASS INSTRUCTORS	7,921.80
8/8/2023 T-MOBILE USA, INC.	PIO & PW CELL PHONE SERVICES THROUGH 7/20/2023	163.60
8/8/2023 T-MOBILE USA, INC.	CELL PHONE SERVICES THROUGH 7/20/23	689.71
8/8/2023 TOMMY COOK	JUL 2023 MILEAGE REIMBURSEMENT	14.21
8/8/2023 TREASURER ALAMEDA COUNTY GENERAL SERVICES AGENCY	FUEL MAY 2023	21,905.12
8/8/2023 TREASURER ALAMEDA COUNTY GENERAL SERVICES AGENCY	FUEL JUN 2023	20,989.48
8/8/2023 TRIVALLEY INTERNET INC	SMALL BUSINESS NAVIGATOR - REFERRAL #3 AND #5	2,606.00
8/8/2023 TRI-VALLEY TRANSPORT. COUNCIL	FY 22/23 QTR 4 TVTD FEES	704,404.38
8/8/2023 TYLER TECHNOLOGIES, INC.	ENERGOV PROJECT	2,100.00
8/8/2023 TYLER TECHNOLOGIES, INC.	TYLER MUNIS ANNUAL SAAS FEES	238,326.00
8/8/2023 U S BANK ST. PAUL	REMIT TAX REVENUE FROM 4/13/23, 5/18/23 & 6/22/23	2,441,300.39
8/8/2023 VALERIE DEAM MC GRATH IRISH DANCERS	REC CLASS INSTRUCTORS	2,808.00
8/8/2023 VIDYA PILLAI	REC CLASS INSTRUCTORS	3,240.00
8/8/2023 VISION SERVICE PLAN - (CA)	VISION INSURANCE PREMIUM - JUL 2023	2,029.15
8/8/2023 VISIT TRI-VALLEY	VISIT TRI-VALLEY 23/24 ANNUAL DUES	2,500.00
8/8/2023 WARREN PAYLADO	REC CLASS INSTRUCTORS	960.00

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

8/8/2023 WILLDAN ENERGY SOLUTIONS	BLDG ELECTRIFICATION & CODE ASSISTANCE APR 2023	7,734.00
8/8/2023 WILLDAN ENERGY SOLUTIONS	BLDG ELECTRIFICATION & CODE ASSISTANCE JUN 2023	22,737.11
8/8/2023 WILLDAN ENERGY SOLUTIONS	BLDG ELECTRIFICATION & CODE ASSISTANCE MAY 2023	4,174.00
8/8/2023 WORLD CUP SOCCER CAMPS CLINICS	REC CLASS INSTRUCTORS	7,473.60
8/8/2023 YVONNE L. TAYLOR	JUL 2023 MILEAGE REIMBURSEMENT	83.64
	Payments Issued 8/8/2023 Total:	7,655,781.27
8/9/2023 CITY OF PLEASANTON	TVBID FEES COLLECTED FOR APR- JUN 2023	124,600.72
	Payments Issued 8/9/2023 Total:	124,600.72
8/16/2023 A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS - CDD	57.60
8/16/2023 A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS - CMO	339.80
8/16/2023 A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS - PW	57.60
8/16/2023 AKSHAY ARORA ARORA TENNIS & FITNESS ACADEMY	REC CLASS INSTRUCTORS	1,992.00
8/16/2023 ALAMEDA COUNTY ENVIRONMENTAL HEALTH	ALAMEDA COUNTY ENVIRONMENTAL HEALTH FS16 - AUG 2023	820.00
8/16/2023 ALAMEDA COUNTY ENVIRONMENTAL HEALTH	ALCO ENVIRON. HEALTH SHANNON WATER PLAY AUG 2023	820.00
8/16/2023 ALAMEDA COUNTY LIBRARY	DUBLIN LIBRARY SERVICES	159,600.00
8/16/2023 ANGEL HOUZE CLAY ART C/O JULIE P. KARTONO	INSTRUCTOR SERVICES AGREEMENT	750.00
8/16/2023 ANGEL HOUZE CLAY ART C/O JULIE P. KARTONO	INSTRUCTOR SERVICES AGREEMENT	840.00
8/16/2023 AT&T	SERVICE TO CIVIC FIRE ALARM 08/01/23	47.48
8/16/2023 AT&T	SERVICE TO PSC 08/01/2023	93.09
8/16/2023 BAINS DEVELOPMENTS	PERF. SECURITY CASH DEP. REFUND #BLDG22-1378	12,429.50
8/16/2023 BAY AREA AIR QUALITY MGMT DIST	ANNUAL PERMIT RENEWAL PSC - 2023-2024	551.00
8/16/2023 BAY AREA NEWS GROUP EAST BAY	LEGAL NOTICES 7/1/2023-7/31/2023	973.88
8/16/2023 BEST VERSION MEDIA, LLC	EAST BAY LIVING MAGAZINE AD & SPACE	408.30
8/16/2023 BIG O TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	5,379.66
8/16/2023 CALEHS ATTN: JOE MOULTON	DESIGNATED UST OPERATOR INSP. SVCS - JUL 2023	300.00
8/16/2023 CALIFORNIA SPIRIT ELITE, INC.	REC CLASS INSTRUCTORS	2,467.50
8/16/2023 COMCAST	INTERNET/CABLE SVC VARIOUS CITY DEPARTMENTS	579.84
8/16/2023 CORODATA SHREDDING, INC.	SHRED BIN PICKUP FOR JUL 2023	40.50
8/16/2023 COUNTY OF MARIN/CAL-SLA	CAL. CITY-COUNTY STREET LIGHT ASSOC. DUES FY23-24	1,260.00
8/16/2023 DELL MARKETING L.P. C/O DELL USA L.P.	REPLACEMENT LAPTOPS, MONITORS AND DOCKING STATIONS	1,621.00
8/16/2023 DENALECT ALARM COMPANY	QUARTERLY ALARM CHARGE F/S 18 JUL 2023	363.00
8/16/2023 DIPIETRO & ASSOC. INC	AED PADS	3,671.43
8/16/2023 DSRSD	EMERGENCY REPAIR WORK DSRSD PIPELINE JUN 2022	7,382.63
8/16/2023 EAST BAY POOL SERVICE, INC.	ROUTINE POOL MAINTENANCE AT THE WAVE	12,377.81
8/16/2023 EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	2,114.88
8/16/2023 EVERYTHING GROWS INTERIOR LANDSCAPING	INTERIOR PLANT CARE & MAINT. AUG 2023	212.69
8/16/2023 GURUS EDUCATION EAST BAY	REC CLASS INSTRUCTORS	1,617.00
8/16/2023 LANLOGIC INC.	INFORMATION SYSTEMS CONSULTING SVCS	2,002.00
8/16/2023 LANLOGIC INC.	5 QTY CISCO 9200L NETWORK SWITCH REPLACEMENT	25,110.71
8/16/2023 LANLOGIC INC.	RUCKUS RENEWAL 2023-THE WAVE	5,036.67
8/16/2023 LEGAL ASSISTANCE FOR SENIORS	HUMAN SERVICE GRANT FY2022-23	5,971.41
8/16/2023 MACLEOD WATTS INC.	ACTUARIAL CONSULTING SERVICES	3,900.00
8/16/2023 MEYERS NAVE	FALLON VILLAGE GHAD PROFESSIONAL SVCS MAR 2023	127.50
8/16/2023 MURCO MANAGEMENT INC	CASH DEPOSIT REFUND FOR MURCO INC	125,000.00
8/16/2023 PG&E	LS2-A SERVICE TO 07/07/23	2,399.92
8/16/2023 PG&E	B1 IRRIG 2979 THREE CASTLES 07/27/23	21.72
8/16/2023 PG&E	SERVICE TO SHANNON CENTER 07/31/2023	104.99
8/16/2023 PG&E	SERVICE TO SCH RNCH PARK 07/30/23	398.56
8/16/2023 PG&E	B1 SERVICE TO PASSATEMPO 7/25/23	75.16
8/16/2023 PG&E	B1 SERVICE TO SEAN DIAMOND 07/27/2023	150.61
8/16/2023 PG&E	SERVICE TO DB PED IRRIG 07/30/23	15.86
8/16/2023 PG&E	SERVICE TO ART LIGHTING AVB 07/25/2023	250.57
8/16/2023 PG&E	TC1 SERVICE TO FALLON 07/26/2023	73.01
8/16/2023 PG&E	TC1 SERVICE TO FALLON 07/26/2023	80.96
8/16/2023 PG&E	TC1 SERVICE TO 6795 DOUGHERTY 08/02/2023	191.55
8/16/2023 PG&E	TC1 SERVICE TO AVB 07/28/2023	72.98
8/16/2023 PG&E	SERVICE TO HCP 07/30/23	2,453.24
8/16/2023 PG&E	SERVICE TO FS16 07/12/23	380.45
8/16/2023 PG&E	SERVICE TO HPM 07/30/23	832.06
8/16/2023 PRECISION DYNAMICS CORPORATION	WATERPARK WRISTBANDS	4,364.26
8/16/2023 RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS16 JUL 2023	225.40
8/16/2023 RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS17 JUL 2023	247.00
8/16/2023 RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS18 JUL 2023	194.35
8/16/2023 REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	3,867.82
8/16/2023 ROBIN SANDY CRANFORD	REC CLASS INSTRUCTORS	1,306.80
8/16/2023 ROTH STAFFING COMPANIES, L.P.	TEMPORARY EMPLOYEE FOR CDD RECORDS RETENTION PROJ	1,736.40
8/16/2023 RRM DESIGN GROUP, A CA CORP	LANDSCAPE PLAN CHECK/INSPECTIONS	8,940.00

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

8/16/2023	SAFECHECKS	CHECK STOCK 64000-65999	647.44
8/16/2023	SELECT IMAGING	PRINTING & MAILING OF BUSINESS LICENSE RENEWALS	2,362.88
8/16/2023	SHAYNE OSEGUERA	UTILITY BOX ART	1,000.00
8/16/2023	SQUAD SPORTS INC.	REC CLASS INSTRUCTORS	2,016.00
8/16/2023	THE SPIN FORCE	FAMILY CAMPOUT ENTERTAINMENT	500.00
8/16/2023	TOWNSEND PUBLIC AFFAIRS, INC	GRANT STRATEGY AND WRITING SERVICES	15,000.00
8/16/2023	TREASURER ALAMEDA COUNTY	POLICE SERVICES FY22-23	4,102,440.39
8/16/2023	TREASURER ALAMEDA COUNTY	BOOKING FEES	30,385.00
8/16/2023	TRI-SIGNAL INTEGRATION INC	INSPECT FIRE ALARM & SPRINKLER LIBRARY -AUG 2023	323.75
8/16/2023	TRI-SIGNAL INTEGRATION INC	INSPECT FIRE ALARM/SPRINKER FS17 & 18 AUG 2023	126.00
8/16/2023	TYLER TECHNOLOGIES, INC.	ENERGOV PROJECT	6,300.00
8/16/2023	U.S. BANK	DUBLIN CROSSING AREA NO.2 SPECIAL TAX BONDS	1,700.00
8/16/2023	VERIZON WIRELESS	AIR CARDS	2,872.44
8/16/2023	VILLAGE MUSIC SCHOOL	REC CLASS INSTRUCTORS	1,843.20
8/16/2023	WC3-WEST COAST CODE CONSULTANT	BLDG. INSP., CODE ENF. & PLAN CHECK SERV. FY24	14,807.75
Payments Issued 8/16/2023 Total:			4,597,025.00
8/17/2023	CAL PERS	PERS RETIREMENT PLAN: PE 8/11/23 & AUG 2023 COUNCIL	96,931.42
8/17/2023	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING: PE 8/11/23 & AUG 2023 COUNCIL	72,666.23
Payments Issued 8/17/2023 Total:			169,597.65
8/18/2023	EMPLOYMENT DEVELOPMENT DEPT	CA STATE WITHHOLDING: PE 8/11/23 & AUG 2023 COUNCIL	22,505.21
8/18/2023	U S BANK ST. PAUL	CFD NO. 2015-1 IA NO. 3, 2021 INTEREST	205,000.00
Payments Issued 8/18/2023 Total:			227,505.21
8/21/2023	A4 PROMOTIONS & INCENTIVES	DPS LETTERHEAD ENVELOPES	199.85
8/21/2023	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	72.32
8/21/2023	ACCOPSA -ALAMEDA COUNTY CHIEFS OF POLICE	ACCOPSA MEMBERSHIP	750.00
8/21/2023	AKSHAY ARORA ARORA TENNIS & FITNESS ACADEMY	REC CLASS INSTRUCTORS	5,131.80
8/21/2023	ALAMEDA COUNTY FIRE DEPARTMENT ATTN: ACCOUNTS RECE	FIRE SERVICES JUL FY23-24	1,407,171.42
8/21/2023	AT&T	ASE CIRCUITS TO 7/30/23	2,327.24
8/21/2023	AT&T	PSC 600M INTERNET & VOIP SERVICES	2,059.95
8/21/2023	BSK ASSOCIATES INC.	SPECIAL INSPECTIONS FOR HERITAGE PARK PUBLIC ART	1,243.25
8/21/2023	CARAHSOFT	DOCUSIGN ENVELOPES & PREMIER SUPPORT	20,975.28
8/21/2023	CASTRO VALLEY PERFORMING ARTS	REC CLASS INSTRUCTORS	3,071.40
8/21/2023	CHRISTINE PETIT	REC CLASS INSTRUCTORS	3,110.40
8/21/2023	CODE FOR FUN	REC CLASS INSTRUCTORS	1,868.00
8/21/2023	COMCAST	CIVIC CENTER COMCAST 500M INTERNET	2,300.00
8/21/2023	CONVERGEONE, INC.	THE WAVE SECURITY CAMERA SYSTEM REPLACEMENTS	66,534.17
8/21/2023	COSTAR REALTY INFORMATION INC.	COMMERCIAL REAL ESTATE SOFTWARE PROGRAM	8,408.58
8/21/2023	DARREN PHILLIPS	HERITAGE AND CULTURAL ARTS COMMISSION 8/10	50.00
8/21/2023	DGNC, INC	PROMOTIONAL ITEMS FOR DPS OUTREACH	614.60
8/21/2023	DUBLIN CHEVROLET	POLICE VEHICLE REPAIRS & MAINTENANCE	92.87
8/21/2023	ECS IMAGING INC.	ASSUREON WORM & COMPLIANT CLOUD	43,630.34
8/21/2023	ENTERPRISE RENT A CAR EAN SERVICES, LLC	VEHICLE RENTAL FOR SPECIAL INVESTIGATIONS	3,266.46
8/21/2023	HEALTH EQUITY, INC.	HEALTH EQUITY: PE 8/11/23	6,127.97
8/21/2023	I C M A 401 PLAN	DEFERRED COMP 401A: PE 8/11/23	1,242.43
8/21/2023	I C M A 457 PLAN	DEFERRED COMP 457: PE 8/11/23 & AUG 2023 COUNCIL	29,332.10
8/21/2023	JIEXING MARGARET LIANG	HERITAGE AND CULTURAL ARTS COMMISSION 8/10	50.00
8/21/2023	JULIA H. TOMTANIA	HERITAGE AND CULTURAL ARTS COMMISSION 8/10	50.00
8/21/2023	LANLOGIC INC.	OPEN DNS SOFTWARE-JUL 2023	1,050.00
8/21/2023	LANLOGIC INC.	OPEN DNS SOFTWARE-AUG 2023	1,050.00
8/21/2023	MAKE ME A PRO SPORTS	REC CLASS INSTRUCTORS	5,292.00
8/21/2023	MICHAEL BAKER INT'L, INC.	AFFORDABLE RENTAL HOUSING ASSISTANCE	1,725.00
8/21/2023	OFFICE TEAM	TEMPORARY EMPLOYEE-SHORT TERM RECORDS PROJECT	459.38
8/21/2023	ONE WORKPLACE L. FERRARI LLC	OFFICE FURNITURE DELIVERY FEE	176.40
8/21/2023	PRUDENTIAL OVERALL SUPPLY	MAT SERVICES - CORP YARD - AUG 2023	49.97
8/21/2023	R. YOUNAN LLC	REC CLASS INSTRUCTORS	6,553.20
8/21/2023	REDWOOD TOXICOLOGY LAB. INC.	TOXICOLOGY SERVICES	1,309.52
8/21/2023	RON HSI TRI-VALLEY AIKIDO	REC CLASS INSTRUCTORS	24.00
8/21/2023	RROOAR	REC CLASS INSTRUCTORS	6,222.00
8/21/2023	SKATESATIONAL	REC CLASS INSTRUCTORS	810.00
8/21/2023	STUDIO 8 DANCE & PERFORMING	REC CLASS INSTRUCTORS	6,471.30
8/21/2023	TESLA ENERGY	PERMIT REFUND #BLDG-2023-00356	295.60
8/21/2023	TESLA ENERGY	PERMIT REFUND #BLDG-2023-00756	190.00
8/21/2023	TESLA ENERGY	PERMIT REFUND #BLDG-2023-00611	190.00
8/21/2023	TESLA ENERGY	PERMIT REFUND #BLDG-2023-00333	190.00
8/21/2023	TESLA ENERGY	PERMIT REFUND #BLDG-2023-00309	295.60
8/21/2023	THREE VALLEYS COMMUNITY	NON-PROFIT GRANTEE YEAR 3	16,666.00

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

8/21/2023	TRB AND ASSOCIATES, INC.	BLDG. INSP., CODE ENF. & PLAN CHECK SERV JUL 2023	43,645.00
8/21/2023	TREASURER ALAMEDA COUNTY	FY22/23 FIELD AND SHELTER SERVICES	53,380.13
8/21/2023	TREASURER ALAMEDA COUNTY	CAL-ID REMOTE ACCESS NETWORK FY22-23	36,141.00
8/21/2023	TRI-VALLEY COMMUNITY TV	RECORD/TELEVIEW CITY COUNCIL & PLNG COMM MTGS	3,958.34
8/21/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERV. & SUPPLIES - CAMP PARKS JUL 2023	32,069.31
8/21/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES JUL 2023	22,884.36
8/21/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SUPPLIES - JUL 2023	6,197.05
8/21/2023	TRI-VALLEY JANITORIAL INC.	JANITORIAL SERVICES - EXTRA SERVICE - JUL 2023	4,883.48
8/21/2023	TYLER TECHNOLOGIES, INC.	ENERGOV PROJECT	5,600.00
8/21/2023	UNDERGROUND SERVICE ALERT OF NO. CALIFORNIA &	CA STATE REGULATORY COSTS 2023- 2024	1,262.02
8/21/2023	UNDERGROUND SERVICE ALERT OF NO. CALIFORNIA &	UNDERGROUND SERVICE ALERT MEMBERSHIP FEE 2023	3,716.80
8/21/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING - CIVIC - JUL 2023	616.67
8/21/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING - LIBRARY JUL 2023	261.67
8/21/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING - SENIOR JUL 2023	720.17
8/21/2023	UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEANING - WAVE - JUL 2023	736.42
8/21/2023	US BANK - PARS	PARS: PE 8/11/23	6,122.16
8/21/2023	WARREN PAYLADO	REC CLASS INSTRUCTORS	960.00
8/21/2023	WESCO GRAPHICS INC	ACTIVITY GUIDE AND CITY REPORTS PRINTING	10,912.26
Payments Issued 8/21/2023 Total:			1,892,767.24
8/22/2023	DSRSD	SERVICE TO 7/05/2023	26,285.96
8/22/2023	DSRSD	SERVICE TO 7/14/2023	300,651.77
8/22/2023	DSRSD	SERVICE TO 7/31/2023	127,480.23
8/22/2023	U.S. BANK CORPORATE PMT SYSTEM	PURCHASE CARD STATEMENT – JUL 2023	41,543.27
Payments Issued 8/22/2023 Total:			495,961.23
8/25/2023	U S BANK ST. PAUL	CFD NO. 2015-1 IA NO. 2, 2019 PRINCIPAL& INTEREST	1,134,750.00
Payments Issued 8/25/2023 Total:			1,134,750.00
8/29/2023	4LEAF INC.	BLDG. INSP, CODE ENF & PLAN CHECK - JUL 2023	52,432.00
8/29/2023	A4 PROMOTIONS & INCENTIVES	BUSINESS CARDS	102.88
8/29/2023	AGRICULTURAL NATURAL RESOURCES	FALLON VILLAGE GHAD PROFESSIONAL SERVICES MAY 2023	15,717.68
8/29/2023	ALAMEDA COUNTY FIRE DEPARTMENT ATTN: ACCOUNTS RECE	FIRE SERVICES FY23-24 AUG 2023	1,407,171.42
8/29/2023	ALAMEDA HEALTH SYSTEM	POLICE INVESTIGATIVE MEDICAL EXAMS	1,274.00
8/29/2023	ALPHA MEDIA LLC KKIQ/KUIC/KKKDV	KKIQ WAVE RADIO ADVERTISEMENT AND LIVE EVENTS	8,550.00
8/29/2023	AMADOR VALLEY INDUSTRIES LLC	TRASH SERVICES - CAMP PARKS - JUL 2023	35,548.78
8/29/2023	ANNE GIANCOLA	UTILITY BOX ART	1,000.00
8/29/2023	ARIELLE CRENSHAW	SMALL BUSINESS NAVIGATOR: LUCKY GARDEN REFERRAL 15	528.50
8/29/2023	ARIELLE CRENSHAW	SMALL BUSINESS NAVIGATOR: LUCKY GARDEN REFERRAL 16	422.50
8/29/2023	AVANTPAGE INC	TRANSLATING, EDITING & PROOFREADING SERVICES	180.00
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - SENIOR - JUL 2023	207.00
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - CORP YARD - JUL 2023	390.00
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - FS#17 - JUL 2023	237.75
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - SENIOR FIRE - JUL 2023	369.30
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - HERITAGE - JUL 2023	90.00
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - HERITAGE - JUL 2023	189.00
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - SHANNON - JUL 2023	541.86
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - CORP YARD - JUL 2023	320.16
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - HERITAGE - JUL 2023	256.14
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - WAVE SNACK BAR -JUL 2023	132.82
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - HERITAGE -JUL2023	355.74
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - HERITAGE -JUL 2023	160.08
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - WAVE -JUL 2023	1,996.98
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - SHANNON -JUL 2023	375.06
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - WAVE -JUL2023	213.45
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - SHANNON -JUL 2023	352.35
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - HERITAGE -JUL 2023	441.12
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - FS16 -JUL 2023	138.00
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - CIVIC -JUL 2023	180.00
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - HERITAGE -JUL 2023	134.04
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES -CIVIC - JUL 2023	84.00
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - WAVE SNACK BAR - AUG 2023	11.86
8/29/2023	BAY ALARM COMPANY	ALARM SERVICES - WAVE SNACK BAR - SEPT 2023	11.86
8/29/2023	BAYLEE HILL	TRAINING REIMBURSEMENT	80.34
8/29/2023	BEST VERSION MEDIA, LLC	MAGAZINE AD EAST BAY LIVING	408.30
8/29/2023	BIG O'TIRES #7	POLICE VEHICLE REPAIRS & MAINTENANCE	126.07
8/29/2023	BOHANNAN CONCRETE INC.	HERITAGE ART STONE MONUMENT & PLAQUE	3,800.00
8/29/2023	BRAS & MATTOS MONUMENT COMPANY	VETERANS ART BRONZE PLAQUE AND STONE	6,044.88
8/29/2023	BRIAN KEITH	HERITAGE PARK PUBLIC ART PROJECT	39,375.00

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

8/29/2023 CARBONIC SERVICE	THE WAVE POOL CHEMICALS	3,693.96
8/29/2023 CATHERYN M GRIER	PLANNING COMMISSION 8/22/2023	50.00
8/29/2023 CHRISTINE PETTIT	REC CLASS INSTRUCTORS	576.00
8/29/2023 CIVICPLUS, LLC	FOIA WORKFLOW PLATFORM - STANDARD	9,710.76
8/29/2023 DELL MARKETING L.P. C/O DELL USA L.P.	DELL LAPTOPS PWK	1,470.57
8/29/2023 DEPT OF INDUSTRIAL RELATIONS	OSHA INSPECTION AND CLASSIFICATION FEE	146.25
8/29/2023 DUBLIN CHEVROLET	POLICE VEHICLE REPAIRS & MAINTENANCE	101.15
8/29/2023 ENTERPRISE RENT A CAR EAN SERVICES, LLC	RENTAL CAR TOLL	18.40
8/29/2023 EUROPEAN MOBILE WERKS	POLICE VEHICLE REPAIR & MAINTENANCE	529.90
8/29/2023 HARRELL HARRIS PHOTOGRAPHY	PHOTOGRAPHY SERVICES	4,050.00
8/29/2023 HIREAUVPRO.COM	DRONE SHOW FOR SPLATTER 2023	27,500.00
8/29/2023 JANINE THALBLUM	PLANNING COMMISSION 8/22/2023	50.00
8/29/2023 JASON MOVRICH	PERFORMER AT (SPLATTER) CITY EVENT	3,500.00
8/29/2023 JAY S. SIEGAN	SPLATTER ENTERTAINMENT/MUSICAL PERFORMANCE	12,000.00
8/29/2023 LANLOGIC INC.	INFORMATION SYSTEMS CONSULTING SVCS	750.13
8/29/2023 LIVERMORE-PLEASANTON UMPIRES ASSOCIATION	OFFICIATING SERVICES FOR PCS SPORTS PROGRAMS	1,540.00
8/29/2023 MATTHEW AINI	PLANNING COMMISSION 8/22/2023	50.00
8/29/2023 MINUTEMAN PRESS	617 GOT WILD LIFE POSTCARD - WILD PIGS - AUG 2023	696.63
8/29/2023 NICHOLAS OCHOA	PLANNING COMMISSION 8/22/2023	50.00
8/29/2023 NORTHERN LIGHTS	SPLATTER MAIN STAGE & LIGHTING	7,200.00
8/29/2023 PG&E	SERVICE TO CIVIC CENTER 08/01/2023	3,503.60
8/29/2023 PG&E	SERVICE TO SIERRA IRRIG 07/31/23	5.32
8/29/2023 PG&E	SERVICE TO 6383A DB IRRIG 07/31/23	16.34
8/29/2023 PG&E	SERVICE TO CORP YARD 07/31/23	1,644.87
8/29/2023 PG&E	LS2-A SERVICE TO AVB 08/01/23	1,440.93
8/29/2023 PG&E	B1 SERVICE TO VALENTANO IRRIG 07/31/23	355.69
8/29/2023 PG&E	SERVICE TO POSITANO IRRIG 07/31/23	14.49
8/29/2023 PG&E	TC1 SERVICE TO POSITANO 08/01/23	344.57
8/29/2023 PG&E	IRRIGATION SERVICE TO 08/01/23	347.40
8/29/2023 PG&E	B1 7341 ROSAMOND HILLS CT 08/06/23	15.89
8/29/2023 PG&E	B1 ART LIGHT 7401 DUBLIN BLVD 08/01/23	275.83
8/29/2023 PG&E	B1 SERVICE TO GG IRRIG 08/01/23	11.77
8/29/2023 PG&E	A6 SERVICE TO FS17 08/06/23	104.27
8/29/2023 PG&E	TC1 SERVICE TO DB 08/04/23	79.63
8/29/2023 PG&E	LS2-A SERVICE TO 08/07/23	2,371.13
8/29/2023 PG&E	SERVICE TO WAVE 08/06/23	23,739.29
8/29/2023 PG&E	TC1 SERVICE TO DB 08/06/23	2.95
8/29/2023 PG&E	B6 SERVICE TO LIBRARY 7/31/23	82.88
8/29/2023 PHILIP STEPHEN DIDLAKE	PERFORMER AT (SPLATTER) CITY EVENT	450.00
8/29/2023 PHOENIX GROUP INFO SYS.	PARKING CITATIONS COLLECTED	426.15
8/29/2023 PLEASANTON EVENT RENTALS INC	LINEN CLEANING FOR PCS RENTALS PROGRAM	1,462.48
8/29/2023 PRIME TIME ENTERTAINMENT	SOUND SERVICES FOR SPECIAL EVENTS	9,900.00
8/29/2023 PRO CYCLES	POLICE VEHICLE REPAIRS & MAINTENANCE	724.25
8/29/2023 QUENCH USA, INC.	WATER SERVICES - AUG 2023	1,439.37
8/29/2023 QUEST, INC.	CONSTRUCTION AGREEMENT EV CHARGER INSTALL AT EGRAC	30,823.64
8/29/2023 RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS16 AUG 2023	225.40
8/29/2023 RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS17 AUG 2023	247.00
8/29/2023 RAYNE OF SAN JOSE	WATER SOFTENER SERVICES FS18 AUG 2023	194.35
8/29/2023 REACH ENTERPRISES, INC.	TWO-YR LOYALTY REWARD PRGRM REACH ENTERPRISES	25,000.00
8/29/2023 RENATA FLECCHIA TYLER	PLANNING COMMISSION 8/22/2023	50.00
8/29/2023 ROTH STAFFING COMPANIES, L.P.	TEMPORARY EMPLOYEE FOR CDD RECORDS RETENTION PROJ	2,517.78
8/29/2023 SELECT IMAGING	PRINTING & MAILING OF BUSINESS LICENSE RENEWALS	5,869.19
8/29/2023 SELECT IMAGING	COMMUNITY PROMOTIONAL SUPPLIES	1,280.94
8/29/2023 SEMI CHARMED LIFE	SPLATTER 2023 MUSICAL PERFORMANCE	8,100.00
8/29/2023 SPECIAL EVENTS	TENTING AND EQUIPMENT RENTAL - PCS EVENTS	11,923.50
8/29/2023 STEPHEN WRIGHT	PLANNING COMMISSION 8/22/2023	50.00
8/29/2023 TREASURER ALAMEDA COUNTY	PARKING CITATIONS COLLECTED	2,269.50
8/29/2023 TREASURER ALAMEDA COUNTY GENERAL SERVICES AGENCY	FUEL - JUL 2023	22,176.23
8/29/2023 TRIVALLEY INTERNET INC	NAVIGATOR PROGRAM - BANANA GARDEN WEBSITE	2,450.00
8/29/2023 TRIVALLEY INTERNET INC	NAVIGATOR PROGRAM - EAT REAL FOOD MARKETING PLAN	1,250.00
8/29/2023 TYLER TECHNOLOGIES, INC.	TYLER MUNIS ERP SOFTWARE IMPLEMENTATION	700.00
8/29/2023 UNITED SITE SERVICES OF CA INC	SEPTIC TANK SERVICES - JUL 2023	726.38
8/29/2023 UNITED SITE SERVICES OF CA INC	SEPTIC TANK SERVICES - AUG 2023	726.38
8/29/2023 UNITED SITE SERVICES OF CA INC	SEPTIC TANK SERVICES - SEPT 2023	726.38
8/29/2023 UNIVAR SOLUTIONS	SODIUM HYPOCHLORITE (CHLORINE) FOR THE WAVE	4,444.73
8/29/2023 UNIVERSAL BUILDING SERVICES & SUPPLY CO.	WINDOW & CARPET CLEAN -PSC KITCHEN CHAIRS AUG 2023	176.00
8/29/2023 WAHIDA I. RASHID	PLANNING COMMISSION 8/22/2023	50.00
8/29/2023 WESCO GRAPHICS INC	ACTIVITY GUIDE AND CITY REPORTS PRINTING	7,769.45
8/29/2023 WILLIAM CHASE	SFST COURSE REIMBURSEMENT	416.70

City of Dublin
Payment Issuance Report

Payments Dated 8/1/2023 through 8/31/2023

	Payments Issued 8/29/2023 Total:	1,832,557.32
8/31/2023 CALPERS	FEES FOR GASB-68 REPORTS & SCHEDULES	700.00
	Payments Issued 8/31/2023 Total:	700.00
	Grand Total for Payments Dated 8/1/2023 through 8/31/2023:	21,524,852.44
	Total Number of Payments Issued:	415



STAFF REPORT CITY COUNCIL

DATE: September 19, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Approval of Deposit and Reimbursement Agreement
Prepared by: Jay Baksa, Finance Director

EXECUTIVE SUMMARY:

The City Council will consider approving a Deposit and Reimbursement Agreement with TH East Ranch Dublin LLC, for costs associated with the potential formation of a Community Facilities District (CFD) at the East Ranch project location.

STAFF RECOMMENDATION:

Adopt the **Resolution** Approving a Deposit and Reimbursement Agreement with TH East Ranch Dublin LLC.

FINANCIAL IMPACT:

Approval of the agreement will provide the City a mechanism for receiving a developer deposit in order to recover City costs associated with the possible formation of a Community Facilities District at the East Ranch project location. All costs associated with the formation of a Community Facilities District are ultimately borne by the developer.

DESCRIPTION:

Background

The 165.5-acre East Ranch development project site is an undeveloped parcel located within the Fallon Village area of the Eastern Dublin Specific Plan (EDSP). The site is located north of Interstate 580, east of Fallon Road and the Jordan Ranch development, south of the Positano development, and adjacent to the City's eastern boundary. The project site generally increases in elevation from south to north with knolls and hilly terrain in the northeastern portion of the site.

The City Council has received two presentations, on April 18, 2023 and June 20, 2023, from TH East Ranch Dublin, LLC on the project, which included a discussion on the formation of two types of Community Facilities Districts (CFDs). A Services CFD would fund the maintenance of public

streets and a Facilities CFD would help fund construction of certain public infrastructure and development impact fees associated with the project. The City Council expressed general support for the CFDs and specifics of the proposed CFDs will be brought back to the City Council at a future Council meeting as detailed below. The first step in the CFD formation process is to enter into a reimbursement agreement with the developer.

Requested Approval – Deposit and Reimbursement Agreement

The Deposit and Reimbursement Agreement will ensure all CFD formation costs are borne by the developer. The proposed agreement would require TH East Ranch Dublin LLC to deposit \$160,000 with the City to offset costs incurred on the project.

CFD Formation Team

Due to the complexity of the CFD formation process and any subsequent bonded indebtedness, the City will rely on its financing team of experts and consultants that have worked on the Dublin Crossing CFD and on the City's issuance of revenue bonds to fund energy efficiency improvements. The team is as follows:

1. Financial Advisor— Fieldman, Rolapp and Associates (James Fabian)
Assists with all aspects of the proposed CFD formations and preparation for bond issuance.
2. Bond Counsel / Disclosure Counsel — Jones Hall (James Wawrzyniak and David Fama)
Provides legal advice and consultation related to the formation of the proposed CFDs, prepares associated legal documents, and prepares the official statement and continuing disclosure agreement for the bond market.
3. Special Tax Consultant— Goodwin Consulting Group (Susan Goodwin)
Collects various data on the tax base in the proposed CFDs and assists in the development of appropriate special tax rate and method of apportionment, CFD Boundary Map, and Special Tax Lien.
4. Market Absorption Consultant - RCLCO/ Real Estate Advisors (Derek Wyatt)
Performs a study of the proposed development within the CFD, and prepares estimates, based on specified economic and demographic data, of the prices at which the finished products (lots or completed buildings or units) can be sold, relative to current and future market conditions.
5. Appraiser- Seevers Jordan Ziegenmeyer (Kevin Ziegenmeyer)
Performs an appraisal of the proposed CFD property in order to estimate its market value subject to the hypothetical condition improvements to be financed by the CFD. The estimate of value also considers the impact of the Lien of the Special Tax securing the Bonds.
6. Underwriter— Craig Bettencourt
Assists in the structuring of the bond issue, including marketing and underwriting the bonds.

Next Steps – Tentative CFD Formation Schedule

Staff anticipates scheduling the next set of formal actions for City Council consideration during the October and December meetings, as follows:

October 17

- Resolution approving CFD boundary
- Resolution of Intention to Establish CFD
- Resolution of Intention to Incur Bonded Indebtedness

December 5

- Public Hearing and resolution forming the CFD
- Call and conduct landowner-voter election and declare results
- Give first reading to ordinance authorizing levy of the special tax within the CFD

December 19

- Second reading of Special Tax Ordinance

STRATEGIC PLAN INITIATIVE:

Strategy 3: Infrastructure Maintenance and Reinvestment

Objective D: Explore use of funding mechanisms like community facilities districts for capital and ongoing maintenance needs.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

A copy of this Staff Report was provided to TH East Ranch Dublin LLC and the City Council Agenda was posted.

ATTACHMENTS:

- 1) Resolution Approving a Deposit and Reimbursement Agreement with TH East Ranch Dublin LLC
- 2) Exhibit A to the Resolution – Deposit and Reimbursement Agreement with TH East Ranch Dublin LLC

RESOLUTION NO. XX – 23**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN****APPROVING A DEPOSIT AND REIMBURSEMENT AGREEMENT WITH TH EAST RANCH
DUBLIN LLC**

WHEREAS, TH East Ranch Dublin LLC (Trumark Homes) (the “Developer”) submitted an application to the City to initiate and conduct proceedings for establishment of a community facilities district, pursuant to the Mello-Roos Community Facilities Act of 1982 (the “Act”), related to its planned “East Ranch” project in the City (such community facilities district, the “CFD”), and to issue and sell special tax bonds of the City, acting on behalf of the CFD, in one or more series over time (the “Bonds”) pursuant to the Act and upon the security of the unpaid special tax revenues derived from the levy of the special tax levied upon the taxable property in the CFD, which (among other things) is to be levied to finance the cost and expense of acquiring, constructing and installing certain authorized public capital improvements and the reimbursement of certain authorized fees; and

WHEREAS, the Developer shall be responsible for all the costs of forming the CFD, including the costs of legal counsel, special tax consultants, and price point consultants (collectively, the “Proceedings Costs”); and

WHEREAS, to provide the terms and conditions under which the Developer will make an initial deposit and subsequent deposits, if needed, to pay for the Proceedings Costs, a form of Deposit and Reimbursement Agreement has been prepared, filed with the City Clerk and submitted to the members of this City Council for consideration at this meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve the Deposit and Reimbursement Agreement with TH East Ranch Dublin LLC, attached hereto as **Exhibit A**, and authorize the City Manager to execute the agreement.

BE IT FURTHER RESOLVED that the City Manager is authorized make any necessary, non-substantive changes to carry out the intent of this Resolution.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 19th day of September 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mayor

City Clerk

**CITY OF DUBLIN
DEPOSIT AND REIMBURSEMENT AGREEMENT**

**Community Facilities District No. 2023-1 (East Ranch)
(Trumark Homes)**

THIS DEPOSIT AND REIMBURSEMENT AGREEMENT (this “**Agreement**”), dated for convenience as of August 1, 2023, is by and between TH East Ranch Dublin LLC, a California limited liability company (the “**Developer**”), and the City of Dublin, a municipal corporation and general law city organized and existing under the laws of the State of California (“**City**”).

RECITALS

WHEREAS, the Developer submitted an application to the City to initiate and conduct proceedings for establishment of a community facilities district, pursuant to the Mello-Roos Community Facilities Act of 1982 (the “**Act**”), related to the above-referenced project (such community facilities district, the “**CFD**”), and to issue and sell special tax bonds of the City, acting on behalf of the CFD, in one or more series over time (the “**Bonds**”) pursuant to the Act and upon the security of the unpaid special tax revenues derived from the levy of the landowner-voter-approved special tax levied upon the taxable property in the CFD, which (among other things) is to be levied to finance the cost and expense of acquiring, constructing and installing certain authorized public capital improvements and the reimbursement of certain authorized fees (together, the “**Authorized CFD Public Improvements**”); and

WHEREAS, if the City is able to accomplish sale and delivery of Bonds on terms and conditions satisfactory to the City, the City intends to utilize the proceeds of sale thereof to finance the acquisition, construction and installation of, and/or the reimbursement for, the Authorized CFD Public Improvements, including certain authorized incidental expenses related to the Authorized CFD Public Improvements, such as the costs of issuance of the Bonds and forming the CFD.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants set forth herein, and for other consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. The Deposit. The Developer hereby agrees to provide, or cause to be provided, to the City an initial deposit of \$160,000 (the “**Initial Deposit**”), to be used by the City toward the payment of the documented, out-of-pocket costs of the City and its consultants that are incurred in conducting proceedings described below to create the CFD (the “**Initial Costs**”). The Initial Deposit, together with any subsequent deposits made pursuant to a writing mutually agreed between the Developer and the City, is collectively known as the “**Deposit**.” The City shall at all times maintain records as to the expenditures of the Deposit. The Deposit shall be held by the City, and shall be disbursed as set forth in this Agreement.

The Deposit shall be sent via check as follows:

City of Dublin
Attn: Jay Baksa, Finance Director
100 Civic Plaza
Dublin, CA 94568

Section 2. Use of Deposit. The Deposit shall be used by the City as follows:

(a) Initial Costs. The City may draw upon the Deposit to pay for the Initial Costs, which include, but are not limited to, reimbursement for the time and expenses of City staff and related costs, as well as the fees and expenses of any consultants to the City (such as legal, municipal advisor, and special tax consultant fees) employed in connection with the formation of the CFD, costs of appraisals, studies and other reports necessary or deemed advisable by the City staff in forming the CFD, costs of publication of notices, preparation and mailing of ballots and other costs related to any election for the CFD, any special tax to be levied or any bonded indebtedness thereof, the costs of any action prosecuted in court to validate any aspect of the CFD, its special tax and/or any Bonds, charges of the City for an allocable share of administrative expenses of the City staff in connection with the CFD, and any and all other costs of the City associated with the creation of the CFD or otherwise incurred in order to carry out the authorized purposes of the CFD.

(b) CFD Formed; Bonds Issued. If the CFD is formed and Bonds are issued under the Act, the City shall promptly reimburse the Developer, without interest, all amounts charged against the Deposit, such reimbursement to be made solely from the proceeds of such Bonds and only to the extent otherwise permitted under the Act. As soon as practicable after the date of issuance and delivery of any such Bonds, the City shall return to the Developer the then-unexpended Deposit, if any, without interest, less an amount equal to any costs incurred by the City in accordance with Section 2(a) above or that the City is otherwise committed to pay, which costs would be subject to payment under Section 2(a) above but have not yet been so paid by the City.

(c) CFD Formed; No Bonds. If the qualified electors of the CFD do not approve the proposed special tax for the CFD or the CFD is not formed for any other reason, the City shall promptly return to the Developer the then-unexpended Deposit, if any, without interest, less an amount equal to any funds which have been committed by the City by the time of the election or other event terminating the proceedings, which costs would be subject to payment under Section 2(a) above but have not yet been so paid by the City.

(d) CFD Formed; Subsequent Abandonment. If the CFD is formed, but for any reason is terminated after formation and before the levy of any special tax, the City shall, as soon as practicable after adoption of the resolution stating the intent of the City Council of the City (the “**City Council**”) to terminate proceedings under the Act, promptly return to the Developer the then-unexpended Deposit, if any, without interest, less an amount equal to any costs incurred by the City in accordance with Section 2(a) above or that the City is otherwise committed to pay, which costs would be subject to payment under Section 2(a) above but have not yet been so paid by the City.

Section 3. Additional Deposits. If the Initial Deposit is insufficient to pay the City's documented, out-of-pocket costs to be incurred by the City in connection with the City's consideration, creation or formation of the CFD, the City may request an additional deposit from the Developer. The Developer shall have fifteen (15) days to provide the additional deposit. If the City has not received the additional deposit by the end of that 15-day period, the City will cease work on the formation of the CFD until the additional deposit is paid, at which time the City will resume the formation process. Any additional deposits made shall become part of the Deposit subject to reimbursement in this Agreement. The failure to provide any additional deposit shall not be deemed a breach of this Agreement and the only remedy available to the City for failure to provide the deposit shall be to cease the CFD formation process.

Section 4. No Debt or Liability of City. This Agreement is not a debt or liability of the City, as provided in Section 53314.9(b) of the Act. The City shall in no event be liable hereunder other than for the return of the unexpended and uncommitted portions of the Deposit as provided in Section 2 above and reimbursement from Bond proceeds as contemplated herein. The City shall not be obligated to advance any of its own funds with respect to the establishment of the CFD or for any of the other purposes listed in Section 2(a) hereof. No member of the City Council or officer, employee or agent of the City shall in any event be personally liable hereunder.

Section 5. No Obligation to Form CFD. The provisions of this Agreement shall in no way obligate the City Council to form the CFD or to take any action with respect thereto, including the issuance of any Bonds. However, subject to compliance with the City's policies, City staff shall utilize its best efforts to present the CFD formation proposal to the City Council, to implement the proposed establishment of the CFD and to accomplish issuance and sale of the Bonds to finance the authorized purposes of the CFD, including but not limited to reimbursement to the Developer for the Deposit and other payments made by the Developer pursuant to this Agreement and to acquire, construct and install the facilities. The Developer acknowledges that the City Council retains complete discretion over the terms and conditions of issuance of the Bonds and that if for any reason the Bonds are not issued on terms and conditions deemed satisfactory to the City, the Developer will have no right to recover any amounts deposited hereunder.

Section 6. Indemnification. Developer shall assume the defense of, indemnify and hold harmless, the City and its officers, employees and agents, and each and every one of them, from and against all actions, damages, claims, losses or expenses of every type and description to which they may be subjected or put, by reason of, or resulting from, any breach by Developer with respect to this Agreement, or the transactions contemplated hereby and thereby; provided, however, that Developer shall not be required to indemnify any person or entity as to damages resulting from negligence or willful misconduct of such person or entity or their officers, agents or employees.

Section 7. Amendment and Assignment. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. In the event the Developer shall assign its rights to receive reimbursement, the Developer agrees to provide the City with such assurances as the City may reasonably require from the assignee of the Developer as to the rights of reimbursement and the City reserves the right to make any reimbursements payable jointly to such persons as the City may reasonably expect to be paid. This Agreement may be assigned, in whole or in part, by the Developer to the purchaser of any parcel of land within the Property;

provided, however, such assignment shall not be effective unless and until the City has been notified, in writing, of such assignment.

Section 8. Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the matters provided for herein and supersedes all prior agreements and negotiations between the parties with respect to the subject matter of this Agreement.

Section 9. Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to either party shall be deemed to have been received when personally delivered or seventy-two hours following deposit of the same in any United States Post Office in California, registered or certified, postage prepaid, addressed as follows:

City: City of Dublin
100 Civic Plaza
Dublin, CA 94568
Attn: Jay Baksa, Finance Director
Email: Jay.Baksa@dublin.ca.gov

Developer: Trumark Homes LLC
3001 Bishop Dr., Ste.100
San Ramon, CA 94583
Attn: Croak -Pamela Nieting/Tony Bosowski
Email: pnieting@trumarkco.com
Email: tbosowski@trumarkco.com

Each party may change its address for delivery of notice by delivering written notice of such change of address to the other party hereto.

Section 10. Attorneys' Fees. In the event of the bringing of any action or suit by any party against any other party arising out of this Agreement, the party in whose favor final judgment shall be entered shall be entitled to recover from the losing party all costs and expenses of suit, including reasonable attorneys' fees.

Section 11. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 12. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

Section 13. Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party hereto, or the failure by a party to exercise its rights upon the default of another party, shall not constitute a waiver of such party's right to insist and demand strict compliance by such other party with the terms of this Agreement thereafter.

Section 14. No Third-Party Beneficiaries. No person or entity shall be deemed to be a third-party beneficiary hereof, and nothing in this Agreement (either express or implied) is intended to confer upon any person or entity, other than the City and the Developer (and their

respective successors and assigns, exclusive of individual homebuyers), any rights, remedies, obligations or liabilities under or by reason of this Agreement.

Section 15. Effective. This Agreement shall be effective upon its execution by the parties hereto.

Section 16. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute but one instrument. To facilitate execution of this Agreement, the parties may execute and exchange by facsimile or electronic mail counterparts of the signature pages, which facsimile or electronic mail counterparts shall be binding as original signature pages.

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year written above.

CITY OF DUBLIN

TH East Ranch Dublin LLC,
a California limited liability company

Linda Smith, City Manager

DocuSigned by:

Tony Bosowski

A5747FAD1BFA457...

Tony Bosowski, Division President, Trumark

Attest

Marsha Moore, City Clerk

Approved as to Form:

City Attorney

3070365.1



STAFF REPORT CITY COUNCIL

Agenda Item 4.5

DATE: September 19, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Vice Mayor McCorriston and Councilmember Qaadri

SUBJECT: Amendment to Legal Services Agreement with Meyers Nave
Prepared by: Marsha Moore, MMC, City Clerk

EXECUTIVE SUMMARY:

Meyers Nave has requested that the City Council consider amending its legal services agreement with the City to increase the hourly rate for general legal services, labor and employment advice services, and reimbursable third-party services.

STAFF RECOMMENDATION:

Approve and authorize the Mayor to execute the Fourth Amendment to the Amended and Restated Agreement for Legal Services.

FINANCIAL IMPACT:

The proposed amendment to the agreement for legal services would increase the hourly rates as follows:

General Legal Services	\$315 per hour to \$325 per hour
Labor and Employment Advice and Reimbursable Legal Services	Range \$325-\$475 per hour to \$335 to \$490 per hour

DESCRIPTION:

The City of Dublin has contracted with Meyers Nave and its predecessors for legal services since the City's incorporation in 1982. In 2018, the City Council amended and restated the agreement, and it was subsequently amended in 2019, 2021, and 2022 (Attachment 1).

Meyers Nave requested that the City Council consider the following changes to the Legal Services Agreement:

General Legal Services	\$315 per hour to \$325 per hour
Labor and Employment Advice and Reimbursable Legal Services	Range \$325-\$475 per hour to \$335 to \$490 per hour

Attachment 4 is the proposed Fourth Amendment to the Agreement for Legal Services.

The proposed amendment will take effect as of July 1, 2023.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

- 1) Amended and Restated Agreement for Legal Services, including the First, Second, and Third Amendments to the Amended and Restated Agreement for Legal Services
- 2) Proposed Fourth Amendment to the Amended and Restated Agreement for Legal Services

**AMENDED AND RESTATED
AGREEMENT FOR LEGAL SERVICES**

This Agreement, made and entered into as of September 1, 2018, by and between the CITY OF DUBLIN, a Municipal Corporation in the State of California, hereinafter referred to as "CITY" and MEYERS, NAVE, RIBACK, SILVER & WILSON, a professional law corporation, hereinafter referred to as "MNRSW."

WITNESSETH

WHEREAS, JOHN D. BAKKER is a principal of the law firm of MNRSW;

WHEREAS, CITY and MNRSW are parties to an agreement dated November 1, 2017, entitled "Agreement for Legal Services;" and

WHEREAS, said "Agreement for Legal Services" restated various provisions of the Agreement for Legal Services, dated January 15, 2008, which had been amended several times since 2008; and

WHEREAS, the parties desire to amend the compensation section of the "Agreement for Legal Services," to reflect inflation; and

WHEREAS, the purpose of this Agreement is to restate the "Agreement for Legal Services" as amended and make the change to the compensation section; and

WHEREAS, it is the desire of the parties hereto to enter this Agreement and establish the terms and conditions for rendition of legal services to the CITY OF DUBLIN and the compensation therefore.

NOW, THEREFORE, IT IS MUTUALLY AGREED as follows:

1. Appointment of City Attorney.

CITY hereby retains JOHN D. BAKKER, hereinafter referred to as "ATTORNEY," as City Attorney for the CITY OF DUBLIN and ATTORNEY agrees to faithfully represent the legal interests of CITY during the term of this Agreement. ATTORNEY shall propose another attorney of MNRSW to serve as the Assistant City Attorney, subject to his or her appointment by the City Council.

2. ATTORNEY'S Services.

ATTORNEY shall provide, through his own services and those of such other attorneys of MNRSW, as he shall determine, all legal services usually and normally provided by city attorneys, and specifically those duties and services described in Government Code Sections 41801, 41802, 41803 and 41803.5. Such services shall include, but not be limited to:

- a. Attendance at City Council and Planning Commission meetings;

- b. A scheduled presence of the City Attorney or Assistant at City Offices ("Office Hours") as may be requested by the City Manager; not to exceed 14 hours per week;
- c. Preparation of ordinances, resolutions, leases, contracts or other legal documents;
- d. Preparation of all findings, decisions or other documents pertaining to legislative or quasi-judicial actions or decisions made by the City Council, boards, commissions or officers;
- e. Rendering legal advice (both oral and written) to members of the City Council, commissions, boards, and to the City Manager, department heads and employees with respect to City matters;
- f. Negotiating and/or rendering advice with respect to negotiations pertaining to City's contracts, leases and memoranda of understanding;
- g. Representing City in litigation and/or arbitration or other judicial, administrative or quasi-judicial proceedings;
- h. Furnishing legal services for assessment district or bond proceedings; and
- i. Furnishing legal services for the redevelopment agency, parking authority or other agencies or entities which are not operated as an integral part of City, but which are or may be created by City as independent agencies.

3. Independent Contractor.

ATTORNEY shall provide legal services to CITY as an independent contractor, with control over his offices, hours, support staff and other matters except as provided herein.

4. Compensation.

City shall compensate ATTORNEY, through MNRSW, in the amount of \$265 per hour for all services rendered, whether by ATTORNEY or by other attorneys associated with MNRSW, with the following exceptions: (a) litigation, for which ATTORNEY, through MNRSW, shall be compensated in the amount of \$315 per hour for all litigation services rendered whether by ATTORNEY or by other attorneys associated with MNRSW; and (b) work for which the City is reimbursed by third parties, for which ATTORNEY, through MNRSW, shall be compensated at the following rates per hour for all services rendered whether by ATTORNEY or other attorneys associated with MNRSW:

Senior Principal	\$410
Principal	\$360
Senior Associate and Of Counsel	\$315
Associate	\$290

MNRSW will also be reimbursed for customary costs and disbursements, including deposition and witness fees, court costs, telephone, photocopying, facsimile charges, computer research on-line fees and messenger services. ATTORNEY, through MNRSW, shall bill CITY at least on a monthly basis and CITY agrees to pay ATTORNEY within 30 days of such bill or statement.

Notwithstanding anything to the contrary in this agreement, the City shall have the right to retain the counsel other than MNRSW in particular matters.

5. No Assignment.

This Agreement is entered into by CITY and MNRSW and, except as set forth herein, the rights and obligations of ATTORNEY may not be assigned or delegated to any other attorney of MNRSW without express written consent of the City Council. This Agreement is not assignable.

6. Insurance

ATTORNEY agrees, through MNRSW, to carry malpractice insurance in full force and effect during the term of this Agreement in an amount not less than \$1,000,000 (one million dollars) per person and \$2,000,000 (two million dollars) per occurrence.

7. Annual Review

Annually, and at such other intervals as the City Council deems appropriate, ATTORNEY and Council shall meet to review the performance of ATTORNEY and members or associates of his firm in furnishing the services provided hereunder, and to review the compensation provisions hereof. The parties may agree to changes or amendments hereto, including, but not limited to changes in compensation provisions, which changes or amendments shall be evidenced by written amendment hereto.

8. Term

This Agreement shall be terminable by CITY at will and by ATTORNEY upon 30 days' written notice.

9. Effective Date.

This Agreement shall be effective September 1, 2018.

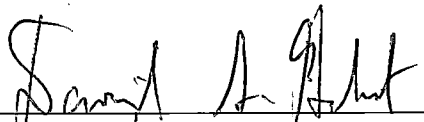
10. Supersession of Prior Agreements.

This Agreement shall supersede the Agreement for Legal Services, dated November 1, 2017, as amended.

IN WITNESS WHEREOF, the parties have executed this Agreement for Legal Services the day and year set forth below.

CITY OF DUBLIN
a Municipal Corporation

Dated: 11/20/18

By 
David Haubert, Mayor

Attest:


City Clerk

MEYERS NAVE RIBACK SILVER & WILSON

Dated: 11/20/18

By 
John D. Bakker, Principal

2877922.1

FIRST AMENDMENT TO AGREEMENT FOR LEGAL SERVICES

This First Amendment to Amended and Restated Agreement for Legal Services is made and entered into as of July 1, 2019, by and between the CITY OF DUBLIN, a Municipal Corporation in the State of California, hereinafter referred to as "CITY," and MEYERS, NAVE, RIBACK, SILVER & WILSON, hereinafter referred to as "MNRSW."

WITNESSETH

WHEREAS, CITY and MNRSW are parties to an Amended and Restated Agreement for Legal Services, dated and entered into as of September 1, 2018; and

WHEREAS, it is the desire of the parties hereto to amend the agreement.

NOW, THEREFORE, IT IS MUTUALLY AGREED that the Agreement for Legal Services is amended as follows:

1. Existing paragraph 4 is deleted and new paragraph 4 is added, to read as follows:

"4. Compensation.

City shall compensate ATTORNEY, through MNRSW, in the amount of \$280 per hour for all services rendered, whether by ATTORNEY or by other attorneys associated with MNRSW, with the following exceptions: (a) litigation, for which ATTORNEY, through MNRSW, shall be compensated in the amount of \$335 per hour for all litigation services rendered whether by ATTORNEY or by other attorneys associated with MNRSW; and (b) work for which the City is reimbursed by third parties, for which ATTORNEY, through MNRSW, shall be compensated at the following rates per hour for all services rendered whether by ATTORNEY or other attorneys associated with MNRSW:

Senior Principal	\$425
Principal	\$360
Senior Associate and Of Counsel	\$315
Associate	\$290

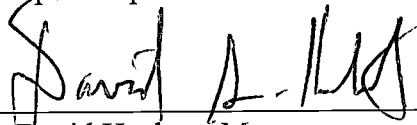
MNRSW will also be reimbursed for customary costs and disbursements, including deposition and witness fees, court costs, telephone, photocopying, facsimile charges, computer research on-line fees and messenger services. ATTORNEY, through MNRSW, shall bill CITY at least on a monthly basis and CITY agrees to pay ATTORNEY within 30 days of such bill or statement.

Notwithstanding anything to the contrary in this Amendment, the City shall have the right to retain the counsel other than MNRSW in particular matters."

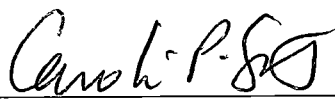
IN WITNESS WHEREOF, the parties have executed this First Amendment to Amended and Restated Agreement for Legal Services the day and year set forth below.

CITY OF DUBLIN
a Municipal Corporation

Dated: 9/11/2019

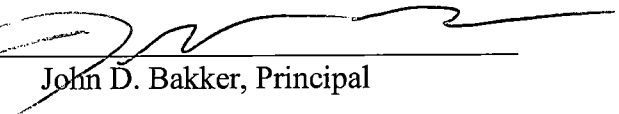
By 
David Haubert, Mayor

Attest:


City Clerk

MEYERS NAVE RIBACK SILVER & WILSON

Dated: 9/11/2019

By 
John D. Bakker, Principal

3076860.1

SECOND AMENDMENT TO AGREEMENT FOR LEGAL SERVICES

This Second Amendment to Amended and Restated Agreement for Legal Services is made and entered into as of July 20, 2021, and effective July 1, 2021, by and between the CITY OF DUBLIN, a Municipal Corporation in the State of California, hereinafter referred to as "CITY," and MEYERS NAVE, a California professional corporation, hereinafter referred to as "MN."

WITNESSETH

WHEREAS, CITY and MN are parties to an Amended and Restated Agreement for Legal Services, dated and entered into as of September 1, 2018, as amended as of July 1, 2019; and

WHEREAS, it is the desire of the parties hereto to amend the agreement.

NOW, THEREFORE, IT IS MUTUALLY AGREED that the Agreement for Legal Services is amended as follows:

1. Name Change. Effective January 8, 2021, MN changed its name from Meyers, Nave, Riback, Silver & Wilson, a professional corporation, to Meyers Nave, a professional corporation. Effective January 8, 2021, all references to "Meyers, Nave, Riback, Silver & Wilson" and "MNRSW" are hereby amended to read, respectively, "Meyers Nave" and "MN."

2. Amendment of Paragraph 4. Existing paragraph 4 is deleted and new paragraph 4 is added, to read as follows:

"4. Compensation.

City shall compensate ATTORNEY, through MN, in the amount of \$295 per hour for all services rendered, whether by ATTORNEY or by other attorneys associated with MN, with the following exceptions: (a) litigation, for which ATTORNEY, through MN, shall be compensated at MN's then-current standard public agency rates for all litigation services rendered whether by ATTORNEY or by other attorneys associated with MN; and (b)(i) labor and employment advice and (ii) work for which the City is reimbursed by third parties, for which ATTORNEY, through MN, shall be compensated at the following rates per hour for all services rendered whether by ATTORNEY or other attorneys associated with MN:

Senior Principal	\$445
Principal	\$380
Senior Associate and Of Counsel	\$330
Associate	\$305

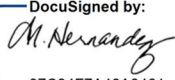
MN will also be reimbursed for customary costs and disbursements, including deposition and witness fees, court costs, telephone, photocopying, facsimile charges, computer research on-line fees and messenger services. ATTORNEY, through MN, shall bill CITY at least on a monthly basis and CITY agrees to pay ATTORNEY within 30 days of such bill or statement.

Notwithstanding anything to the contrary in this Agreement, the City shall have the right to retain counsel other than MN in particular matters.”

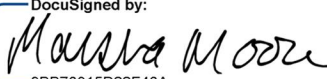
IN WITNESS WHEREOF, the parties have executed this Second Amendment to Amended and Restated Agreement for Legal Services the day and year set forth below.

Dated: July 20, 2021 _____

CITY OF DUBLIN,
a Municipal Corporation

DocuSigned by:
By:  _____
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Melissa Hernandez, Mayor

Attest:

DocuSigned by:
 _____
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Marsha Moore, City Clerk

MEYERS NAVE,
a professional corporation

Dated: July 20, 2021 _____

DocuSigned by:
By:  _____
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John D. Bakker, Principal

3811605.2

THIRD AMENDMENT TO AGREEMENT FOR LEGAL SERVICES

This Second Amendment to Amended and Restated Agreement for Legal Services is made and entered into as of October 18, 2022, and effective July 1, 2022, by and between the CITY OF DUBLIN, a Municipal Corporation in the State of California, hereinafter referred to as “CITY,” and MEYERS NAVE, a California professional corporation, hereinafter referred to as “MN.”

WITNESSETH

WHEREAS, CITY and MN are parties to an Amended and Restated Agreement for Legal Services, dated and entered into as of September 1, 2018, as amended as of July 1, 2019 and as of July 1, 2021; and

WHEREAS, it is the desire of the parties hereto to amend the agreement.

NOW, THEREFORE, IT IS MUTUALLY AGREED that the Agreement for Legal Services is amended as follows:

1. Amendment of Paragraph 4. Existing paragraph 4 is deleted and new paragraph 4 is added, to read as follows:

“4. Compensation.

City shall compensate ATTORNEY, through MN, in the amount of \$315 per hour for all services rendered, whether by ATTORNEY or by other attorneys associated with MN, with the following exceptions: (a) litigation, for which ATTORNEY, through MN, shall be compensated at MN’s then-current standard public agency rates for all litigation services rendered whether by ATTORNEY or by other attorneys associated with MN; and (b)(i) labor and employment advice and (ii) work for which the City is reimbursed by third parties, for which ATTORNEY, through MN, shall be compensated at the following rates per hour for all services rendered whether by ATTORNEY or other attorneys associated with MN:

Senior Principal	\$475
Principal and Senior Of Counsel	\$405
Senior Associate and Of Counsel	\$350
Associate	\$325
Paralegal	\$165

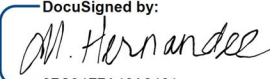
MN will also be reimbursed for customary costs and disbursements, including deposition and witness fees, court costs, telephone, photocopying, facsimile charges, computer research on-line fees and messenger services. ATTORNEY, through MN, shall bill CITY at least on a monthly basis and CITY agrees to pay ATTORNEY within 30 days of such bill or statement.

Notwithstanding anything to the contrary in this Agreement, the City shall have the right to retain counsel other than MN in particular matters.”

IN WITNESS WHEREOF, the parties have executed this Second Amendment to Amended and Restated Agreement for Legal Services the day and year set forth below.

CITY OF DUBLIN,
a Municipal Corporation

Dated: 10/25/2022

DocuSigned by:

By: 97C94F7A40A8461...
Melissa Hernandez, Mayor

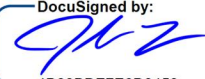
Attest:

DocuSigned by:

9BB70815D22F40A...
Marsha Moore, City Clerk

MEYERS NAVE,
a professional corporation

Dated: 10/26/2022

DocuSigned by:

By: 4D33BDE7E6D8453...
John D. Bakker, Principal

5204823.1

FOURTH AMENDMENT TO AGREEMENT FOR LEGAL SERVICES

This FOURTH Amendment to Amended and Restated Agreement for Legal Services is made and entered into as of September 19, 2023, and effective July 1, 2023, by and between the CITY OF DUBLIN, a Municipal Corporation in the State of California, hereinafter referred to as “CITY,” and MEYERS NAVE, a California professional corporation, hereinafter referred to as “MN.”

WITNESSETH

WHEREAS, CITY and MN are parties to an Amended and Restated Agreement for Legal Services, dated and entered into as of September 1, 2018, as amended as of July 1, 2019, July 1, 2021, and as of October 18, 2022; and

WHEREAS, it is the desire of the parties hereto to amend the agreement.

NOW, THEREFORE, IT IS MUTUALLY AGREED that the Agreement for Legal Services is amended as follows:

1. Amendment of Paragraph 4. Existing paragraph 4 is deleted and new paragraph 4 is added, to read as follows:

“4. Compensation.

City shall compensate ATTORNEY, through MN, in the amount of \$325 per hour for all services rendered, whether by ATTORNEY or by other attorneys associated with MN, with the following exceptions: litigation, for which ATTORNEY, through MN, shall be compensated at MN’s then-current standard public agency rates for all litigation services rendered whether by ATTORNEY or by other attorneys associated with MN; and cost recovery and labor and employment advice, for which ATTORNEY, through MN, shall be compensated at the following rates per hour for all services rendered whether by ATTORNEY or other attorneys associated with MN:

Senior Principal	\$490
Principal and Senior Of Counsel	\$415
Senior Associate and Of Counsel	\$360
Associate	\$335
Paralegal	\$170

MN will also be reimbursed for customary costs and disbursements, including deposition and witness fees, court costs, telephone, photocopying, facsimile charges, computer research on-line fees and messenger services. ATTORNEY, through MN, shall bill CITY at least on a monthly basis and CITY agrees to pay ATTORNEY within 30 days of such bill or statement.

Notwithstanding to the contrary in this Agreement, the City Shall have the right to retain counsel other than MN in particular matters.”

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment to Amended and Restated Agreement for Legal Services the day and year set forth below.

CITY OF DUBLIN,
a Municipal Corporation

Dated: _____

By: _____
Melissa Hernandez, Mayor

Attest:

Marsha Moore, City Clerk

MEYERS NAVE,
a professional corporation

Dated: _____

By: _____
John D. Bakker, Principal

5481380.1



STAFF REPORT CITY COUNCIL

Agenda Item 7.1

DATE: September 19, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Inclusionary Zoning and In-Lieu Fee Feasibility Study and Commercial Linkage Fee Nexus Study
Prepared by: Jason Earl, Senior Management Analyst

EXECUTIVE SUMMARY:

The City Council's Two-Year Strategic Plan includes a review of the Commercial Linkage Fee and the Inclusionary Zoning and In-Lieu Fee programs. On August 15, 2023, the City Council received an informational report and provided feedback regarding updates to these programs. Staff has further refined this information and is seeking the City Council's feedback and direction regarding the recommendations. This feedback will be used to prepare updates to the programs that will be brought back to the City Council for consideration at a future public hearing.

STAFF RECOMMENDATION:

Receive the report and provide feedback and direction regarding the recommendations presented in this report.

FINANCIAL IMPACT:

There are sufficient funds allocated in the Fiscal Year 2023-24 Adopted Budget in the Affordable Housing Funds for this purpose.

DESCRIPTION:

Background

The City of Dublin Two-Year Strategic Plan includes Strategy 2: Housing Affordability, which includes the following two objectives:

- Objective 2b: *Ensure the City's inclusionary zoning regulations incentivize targeted housing production; and*
- Objective 2c: *Prepare a nexus study to evaluate the affordable housing commercial linkage fee and affordable housing in-lieu fee for for-sale and rental housing.*

The consulting firm Economic and Planning Systems (EPS) was selected to assist Staff with addressing these objectives. On August 15, 2023, the City Council received an informational report on the Inclusionary Zoning and Affordable Housing In-Lieu Fee Feasibility Study and the Commercial Linkage Fee Nexus Study. The City Council provided initial feedback and directed Staff to do the following:

- Review the overall impact fee burden on non-residential development with adjustments to the Commercial Linkage Fee.
- Provide comparative information about the affordable housing requirements and their impact on production in the Tri-Valley cities.
- Lower the threshold for projects that are subject to the Inclusionary Zoning Regulations.

The City Council has also prioritized the collection of fees that can be leveraged to facilitate the production of lower income units to satisfy the City's Regional Housing Needs Assessment (RHNA) while providing on-site units where feasible. The recommendations presented in this Staff Report seek to align the Commercial Linkage Fee, Inclusionary Zoning, and In-Lieu Fee programs with those priorities.

Analysis

Commercial Linkage Fee

The Commercial Linkage Fee is a fairly modest tool, in terms of fee revenue generation, the City uses to collect money that can be used towards affordable housing and related programs. The fee is based on the nexus between non-residential development and the need it generates for affordable housing. The *maximum* amount the City could assess is based on that nexus, while the *actual* amount assessed is set at the City Council's discretion.

The current fee was adopted by the City Council in 2005 (Resolution 70-05) and is adjusted annually based on an inflationary index. The amount was set to ensure that it does not overburden the economic development priorities set by the City Council. New non-residential development is assessed this fee on a per-square-foot basis at the time a building permit is issued. The amount collected is based on the category of development. Since 2015, the City has collected \$779,141, the majority of which (\$470,114) is attributed to just two projects: the Kaiser Medical Office Building and the Zeiss Innovation Center projects. Table 1 reflects the current fee by use category along with the maximum amount the City could assess.

Table 1. Commercial Linkage Fee

Category	Maximum Fee per Sq. Ft.	Current Fee
Commercial	\$344	\$1.35
Lodging	\$57	\$0.57
R&D / Office	\$183	\$1.09 / \$1.68
Industrial	\$115	\$0.65

The current fee represents 4% to 7% of the total impact fee burden for a commercial project. Table 2 below provides a hypothetical example of increasing the Commercial Linkage Fee to \$5 per square foot for a new office development and the impact to the overall impact fee burden.

Table 2. Impact Fee Burden

Category	Existing Commercial Linkage Fee	Hypothetical New Commercial Linkage Fee	Existing Impact Fee Burden	Hypothetical New Impact Fee Burden	Percentage Increase
Office	\$1.68	\$5.00	\$23.50	\$26.80	14%

Staff Recommendation: 1) Retain the existing Commercial Linkage Fee amount and annual inflationary index; and 2) Combine the Research & Development and Office use categories and set the fee at \$1.39 per square foot, which is the average of the current fee for those two use categories.

Inclusionary Housing Requirements and In-Lieu Fee Analysis

The Inclusionary Zoning Regulations (Zoning Ordinance Chapter 8.68) were first adopted by the City Council in 2002 and have been amended periodically. These regulations help to achieve the stated purpose of contributing to the attainment of the City's housing goals, including the production of units to satisfy the RHNA, by increasing the production of residential units affordable to very low-, low-, and moderate-income households. This includes successfully leveraging in-lieu fees collected through this program to facilitate the production of lower income rental units, including units for special needs populations, and requiring the production of on-site units where feasible. Table 3 provides an overview of key aspects of these regulations.

Table 3. Dublin Inclusionary Zoning Regulations

Overall Inclusionary Requirement	Income Targets (Ownership)	Income Targets (Rental)	Project Size Threshold	Must Build Requirement	In-Lieu Fee
12.5%	60% Moderate 40% Low	50% Moderate 20% Low 30% Very Low	20 Units	60% of Inclusionary Requirement	\$241,131 per Inclusionary unit

The current program does not differentiate the overall inclusionary requirement (12.5% or the affordable housing in-lieu fee of \$241,131) between projects with ownership and rental units. However, the development economics of these two types of development vary dramatically. The average for-sale, single-family development requires a subsidy of \$620,000 to produce an

affordable unit under the City’s current inclusionary program. The current in-lieu fee of \$241,131 is lower than the subsidy required to build an affordable unit and thus incentivizes the payment of in-lieu fees. However, there is room to increase this fee while continuing to incentivize payment of in-lieu fees. The average subsidy to produce an affordable rental unit under the City’s current inclusionary program is \$187,000. Even without the inclusionary requirement, multifamily rental development is at the limits of feasibility, and the subsidy required for affordable rental units pushes that limit even further. Reducing the inclusionary requirement and in-lieu fees would help improve the financial feasibility of such projects.

Each of the Tri-Valley cities has unique inclusionary zoning regulations which helps it achieve the goals of its community. However, there are certain commonalities, including an average project size threshold of approximately 10+ units, collection of in-lieu fees on a per-square-foot basis, and separate regulations for ownership and rental developments including more of a focus on producing ownership units affordable to moderate income households and production of rental units affordable to very low- and low- income households. Each of the Tri-Valley cities has had unique experience with the production of affordable housing, but generally each has found that its inclusionary zoning regulations, combined with State laws such as Density Bonus Law, SB 35 and SB 330, have resulted in the production of on-site units and the collection of in-lieu fees.

Staff Recommendation: 1) Lower the Inclusionary Zoning Regulations applicability threshold to projects of 10+ units; 2) Assess in-lieu fees on a per-square-foot basis for each market-rate unit; 3) Establish separate regulations for ownership and rental developments as follows in Table 4:

Table 4. Ownership and Rental Policy Recommendations

	Overall	Very Low	Low	Moderate	Fee per Sq. Ft. Market-Rate Unit
Ownership	12.5%	0%	5%	7.5%	\$9.08 (equivalent to \$400,000 per affordable units)
Rental	10%	0%	10%	0%	\$9.17 (equivalent to \$236,915 per affordable units)

These recommendations align the Inclusionary Zoning and In-Lieu Fee program with the City Council’s priorities. They also continue to incentivize both on-site production of housing affordable to low- and moderate-income households and collection of in-lieu fees that can be leveraged to produce units affordable to lower income and special needs households.

The City Council is being asked to provide feedback and direction regarding Staff’s recommendations to be used to prepare updates to the Commercial Linkage Fee and the Inclusionary Zoning and Affordable Housing In-Lieu Fee programs. The amendments to the Inclusionary Zoning Regulations require a review and recommendation by the Planning Commission. The updates to these programs will then be brought back to the City Council for adoption at a future public hearing.

ENVIRONMENTAL REVIEW:

Receiving this informational report and providing direction is not subject to the requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15306 (Information Collection).

STRATEGIC PLAN INITIATIVE:

Strategy 2: Housing Opportunities

Objective 2B: Ensure the City's inclusionary zoning regulations incentivize targeted housing production.

Objective 2C: Prepare a nexus study to evaluate the affordable housing commercial linkage fee and affordable housing in-lieu fee for for-sale and rental housing.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

None.

COMMERCIAL LINKAGE FEE NEXUS STUDY UPDATE AND INCLUSIONARY HOUSING PROGRAM UPDATE

Prepared for the City of Dublin
City Council

September 19, 2023



Economic & Planning Systems, Inc.
The Economics of Land Use

1330 Broadway, Suite 450 ■ Oakland, CA 94612
510.841.9190 ■ www.epsys.com

AGENDA

- 1) **Recap of August 15 Meeting**
- 2) **RHNA Context and Review of Fee Revenue Usage**
- 3) **Commercial Linkage Fee**
 - Comparison of Aggregate Fee Burden Levels among Tri-Valley Cities
 - Example: Office
 - Recommended Updates to Commercial Linkage Fee Program
 - Land Use Categories
 - Fee Levels
- 4) **Inclusionary Housing Requirements and In-Lieu Fee**
 - Comparison of Inclusionary Program Effectiveness among Peer Cities
 - Recommended Updates to Inclusionary Program
 - Onsite Build Inclusionary Requirements
 - In-Lieu Fee
 - Threshold Project Size

RECAP OF AUGUST 15 MEETING

- EPS presented maximum commercial linkage fees and provided an overview of the City's current inclusionary housing program.
- Feedback from Council and Staff/Consultant Response:

Commercial Linkage Fee

FEEDBACK/DATA REQUESTS

- Evaluate burden of fee increase on overall impact fee level in context of economic development objectives



RECAP OF AUGUST 15 MEETING

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TODAY

- Demonstrate aggregate fee burden, compared with other Tri-Valley cities
- EPS will present staff recommendation for an updated fee program



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Inclusionary Housing

FEEDBACK/DATA REQUESTS

- Transition in-lieu fee structure to a per market rate sq. ft. basis
- Lower minimum threshold (currently 20 units)
- Evaluate effectiveness of IH programs in other Tri-Valley cities



RECAP OF AUGUST 15 MEETING

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Inclusionary Housing

FEEDBACK/DATA REQUESTS

- Transition in-lieu fee structure to a per market rate sq. ft. basis
- Lower minimum threshold (currently 20 units)
- Evaluate effectiveness of IH programs in other Tri-Valley cities

TODAY

- Discuss program effectiveness in other Tri-Valley cities
- EPS will present staff recommendations for updated requirements and in-lieu fee levels for rental and for-sale



6TH CYCLE RHNA

- Dublin's 6th Cycle RHNA requires that Dublin identify zoning/regulatory capacity for 3,719 units.
 - 61% of total allocation = affordable to Moderate and Lower-income households

Income Category	Percent of Area Median Income (AMI) *	RHNA
Very Low Income	0-50%	1,085
Low Income	51-80%	625
Moderate Income	81-120%	560
Above Moderate Income	>120%	<u>1,449</u>
Total		3,719

* AMI in Alameda County is \$147,900 for a household of four, according to 2023 HCD Income Limits

How do affordable housing programs like the Commercial Linkage Fee program and Inclusionary Housing Ordinance contribute to meeting this goal?

MEETING RHNA WITH AFFORDABLE HOUSING PROGRAMS

SUGGESTED APPROACH

<u>Program</u>	<u>Income Limits</u>
Inclusionary Housing Ordinance	Very Low
	Low
	Moderate
	Above Moderate

MEETING RHNA WITH AFFORDABLE HOUSING PROGRAMS

SUGGESTED APPROACH

Program

**Inclusionary
Housing
Ordinance**

Income Limits

Very Low

Low

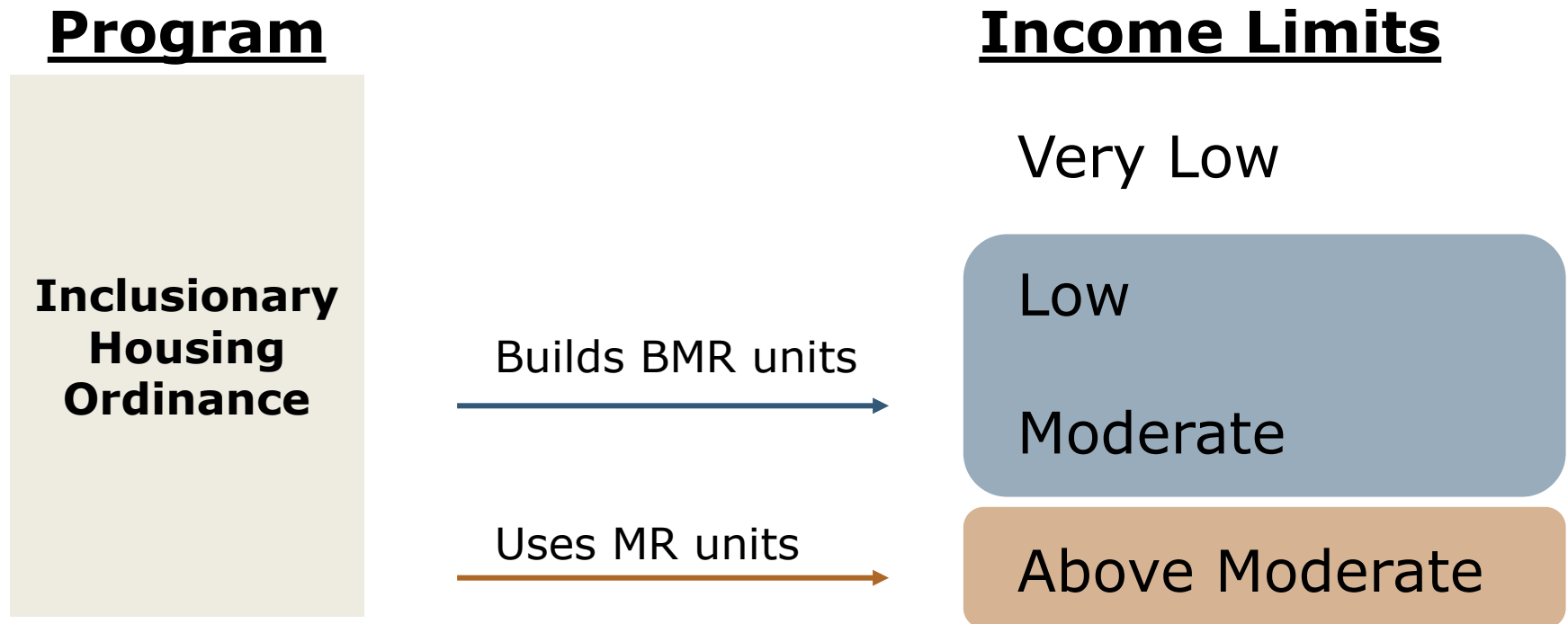
Moderate

Uses MR units

Above Moderate

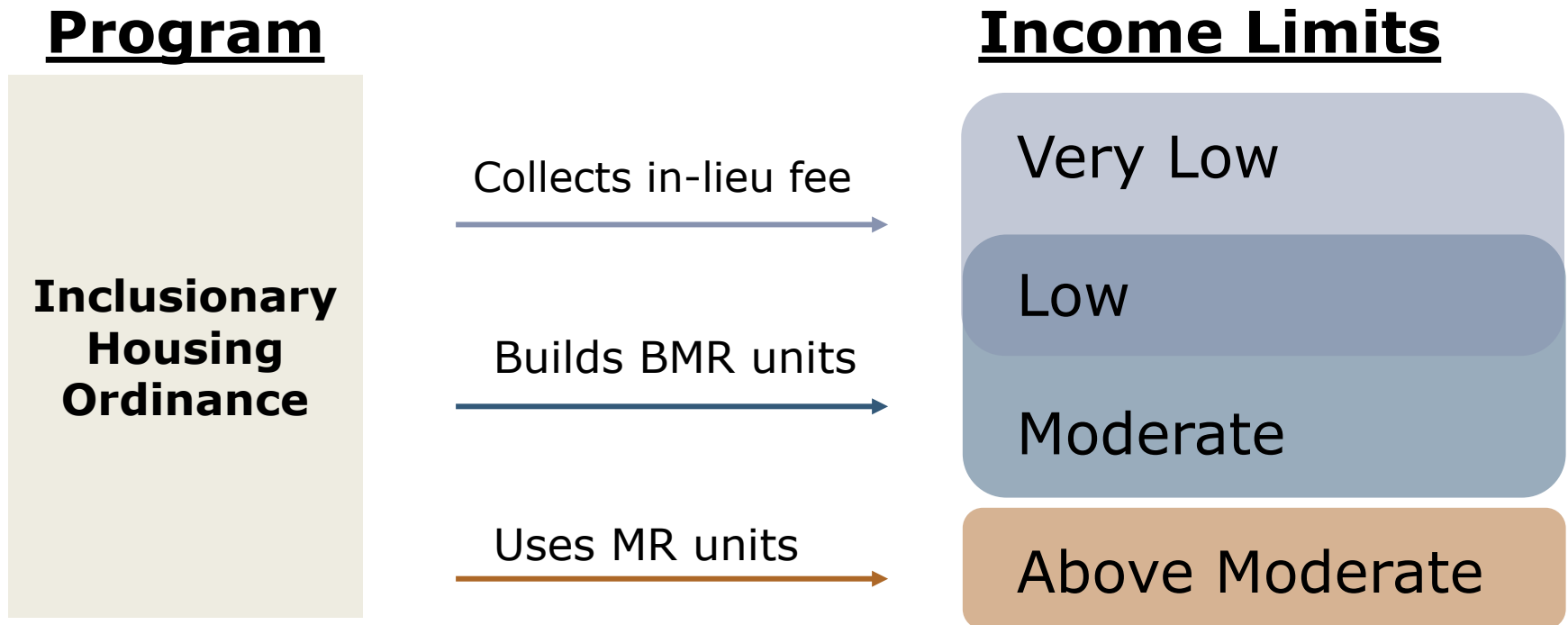
MEETING RHNA WITH AFFORDABLE HOUSING PROGRAMS

SUGGESTED APPROACH



MEETING RHNA WITH AFFORDABLE HOUSING PROGRAMS

SUGGESTED APPROACH



MEETING RHNA WITH AFFORDABLE HOUSING PROGRAMS

SUGGESTED APPROACH

Program

**Commercial
Linkage
Fee**

Generates fee revenue
City can leverage



Income Limits

Very Low

Low

Moderate

Above Moderate

COMMERCIAL LINKAGE FEE

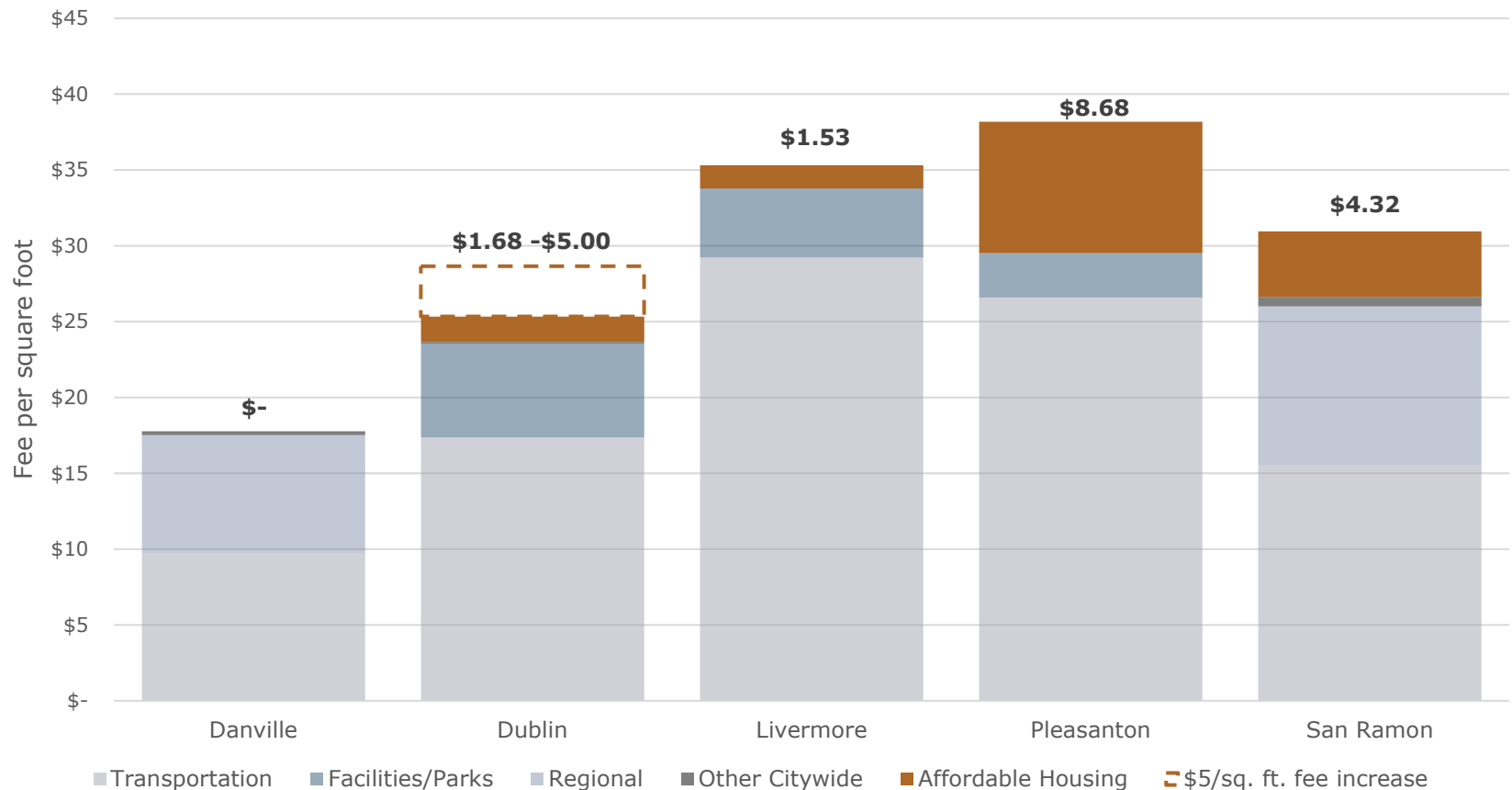
COMPARISON OF AGGREGATE FEE BURDEN

- In Dublin, the current fee represents 4 to 7 percent of the total impact fee burden.
- In other Tri-Valley cities, the affordable housing fee burden ranges from 0 percent (Danville, which has no program) to 46 percent (Pleasanton Industrial).

Category	Danville	Dublin	Livermore	Pleasanton	San Ramon
Retail	0%	5%	6%	14%	19%
Office	0%	7%	4%	23%	14%
Industrial	0%	4%	4%	46%	12%

Note: Fees are reported for non-downtown areas. Does not include fees for water, sewer, public art, school district, in-lieu fees (parking spaces), fees specific to narrow development areas + those based on building valuation (e.g. general plan recovery costs)

FEE BURDEN – OFFICE



- Dublin's office impact fees are around \$25.30 per sq. ft. The current commercial linkage fee is \$1.68 per sq. ft.
 - Represents approximately 6.6% of current fee burden
- With a fee increase to \$5 per sq. ft., the fee would rise to \$28.30 per sq. ft.
 - Represents approximately a 13% increase in the overall fee burden

FEE LEVEL RECOMMENDATION

- Retain current fee levels with annual inflationary index
- Combine Office and R&D categories and set fee to average of the two current fees

Category	Current Fee per Sq. Ft.	Adjusted Maximum Fee per Sq. Ft.	Recommended Fee per Sq. Ft.
Commercial	\$1.35	\$344	\$1.35
Lodging	\$0.57	\$57	\$0.57
Office	\$1.68	\$183	\$1.39
Industrial	\$0.65	\$115	\$0.65
R&D [1]	\$1.09	--	--

[1] Recommend to combine into "Office/R&D" category

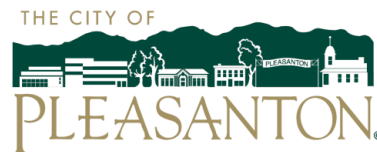
Dublin has collected **\$779,141** in commercial linkage fees since 2015.

INCLUSIONARY HOUSING

EVALUATION OF INCLUSIONARY PROGRAMS

DISCUSSIONS WITH OTHER TRI-VALLEY CITIES

Each of the Tri-Valley cities has unique inclusionary zoning regulations which helps it achieve the goals of its community.



- Project size threshold average of 10 units
- In-lieu fees charged per market rate square foot
- Different requirements between ownership and rental projects
 - Ownership tends to target Moderate income levels
 - Rental tends to target Very Low and Low
- Inclusionary zoning in combination with State laws have resulted in the production on on-site units

INCLUSIONARY FEE PROGRAM

RECOMMENDED UPDATES

- Reduce the threshold project size to 10 units (currently 20)
- Charge fee on a per market rate sq. ft. basis (instead of per affordable unit)
- Maintain 60/40 must-build requirement
- Recommended programs below meet or improve feasibility relative to current program:
 - **Ownership:** Maintain current inclusionary requirement and current income level distribution and raise in-lieu fee
 - **Rental:** Reduce current inclusionary requirement and focus on low-income households; in-lieu remains approximately the same

	Overall	Very Low	Low	Moderate	Fee per Mkt. Rate Sq. Ft.	Fee per Affordable Unit
Ownership	12.5%	0.0%	5.0%	7.5%	\$9.08	\$400,000
Rental	10.0%	0.0%	10.0%	0.0%	\$9.17	\$236,915

TRI-VALLEY RHNA (2015-2023)

PEER COMPARISON

Tri-Valley peer comparison for RHNA (2015 - 2023)

City	Commercial Linkage Fee (CLF) Collected	Affordable Housing (AH) In-Lieu Fee Collected	Very-Low Building Income Permits Issued	Low Income Building Permits Issued	Moderate Income Building Permits Issued	Above Moderate Income Building Permits Issued	Total All Income Building Permits Issued
Danville*	\$0	\$0	10	76	67	433	586
Dublin	\$779,141	\$6,140,958	26	39	79	5,593	5,737
Livermore**	\$0	\$22,850,000	220	56	649	1,411	2,336
Pleasanton	\$0	\$0	230	78	45	1,310	1,663
San Ramon	\$700,000	\$9,000,000	61	191	349	2,042	2,643

*Danville counts ADUs as low and very-low income units, and does not have a CLF and has not yet collected an Affordable Housing In-Lieu Fee

**Livermore doesn't separate between CLF and AH In-Lieu Fee Revenue

Reached out to Pleasanton for the information and they will provide it once they have it

Reached out to San Ramon to double check the AH In-Lieu Fee collected number

STAFF REPORT CITY COUNCIL

DATE: September 19, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Strategic Plan Update – First Year
Prepared by: Jordan Foss, Management Analyst II

EXECUTIVE SUMMARY:

The City Council will receive its annual status update on the City's Two-Year Strategic Plan.

STAFF RECOMMENDATION:

Receive the report and presentation.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City Council adopted the City's Two-Year Strategic Plan on April 19, 2022. This Plan sets the overall direction for the City, guiding resources and setting specific objectives to drive City action. The Plan coincides with Fiscal Years 2022-23 and 2023-24.

This report presents the Year 1 Strategic Plan update, covering the period of July 1, 2022 through June 30, 2023. Detailed updates for the strategies and objectives are provided in Attachment 1. Key highlights for each strategy are summarized below.

Strategy 1: Downtown Dublin and Economic Development

- The primary property owner of the Dublin Place Shopping Center has submitted a Planning Application for the North Project (former credit union building at the corner of Amador Valley Boulevard and Amador Plaza Road). The North Project will pave the way for the redevelopment of the current Dublin Place shopping center with a town square, retail, housing, and life science buildings.
- Avalon West, which is nearing the end of construction, located along St. Patrick Way will include 499 units and a new section of St. Patrick Way, completing its connection from

Golden Gate Drive to Regional Street. To date, the new moniker of St. Pat's Row was created for the events street, and public artwork was selected.

- The Dublin Marketplace Loyalty Rewards Program was launched to help support Dublin small businesses. The City also attracted new tenants including Angus the Butcher Shop, Anjappar, AT&T, Cloves, Dave's Hot Chicken, Dublin Taqueria, Five Below, Pizza My Heart, Serendipity Labs, Silver Oven & Grill, and VinFast.
- The former Hexcel Corporation campus on Dublin Blvd., just west of San Ramon Road, was successfully purchased by Overton Moore Properties. Staff assisted the buyers with their due diligence in purchasing the site. The new owners plan to demolish the existing building and redevelop the site into a new business park to support advanced manufacturing and life science tenants.
- Progress has been made over the last year on the Dublin Boulevard Extension Project, which will connect Dublin Boulevard to North Canyons Parkway in Livermore. Drawings have reached the 65% level, a funding plan has been developed and approved by the City Council, and the first developer agreement with BEX Development (Branough) has been executed.

Strategy 2: Housing Affordability

- Eden Housing, a non-profit housing developer, has submitted a building permit to construct an affordable housing project at 6513 Regional Street which will serve 113 low- and very low-income seniors and special needs individuals. Construction is anticipated to commence in December 2023.
- The Alameda County Surplus Property Authority continued to work with the City on the future development of an affordable housing project adjacent to the construction of the new parking garage at the East Dublin Transit Center. The future project can accommodate up to 99 units.
- At the West Dublin BART Station, Related Companies took over an all-affordable project that will include 300 units with ground-floor retail, amenity space, and parking.
- The City Council approved the Francis Ranch affordability plan off Croak Road and Central Parkway in Dublin, which will include 77 units of for-rent affordable housing, of which 22 units will be for Sunflower Hill to help meet the needs of the intellectual and developmentally disabled (IDD) community. Additionally, the project will have 50 low-income accessory dwelling units, along with 18 for-sale moderate-income housing units.
- The City negotiated a land dedication for affordable housing at the DC Project (SCS property). The project is on the east side of Tassajara Road and is anticipated to serve the IDD community. The project, which can accommodate up to 100 units, will be fully integrated with the rest of the DC project and is consistent with the City Council's Preferred Plan for the property.

Strategy 3: Infrastructure Maintenance and Reinvestment

- Staff started its assessment of its maintenance services provided through contract with the expectation that this assessment will be presented to the City Council this current fiscal year.

- Staff continued to work with developers of and consultants for Francis Ranch and BEX Development to provide a Community Facilities District for on-going maintenance needs in those residential areas.
- In the previous fiscal year and current fiscal year budgets, the City included \$2 million in funds for preventative maintenance of City facilities.
- The City received approval from Metropolitan Transportation Commission (MTC) for \$48,000 in grant funding through the Pavement Management Technical Assistance Program (P-TAP), Round 24. Utilizing this funding, Staff began working with MTC's consultant to do a pavement condition assessment to develop recommendations for a multi-year pavement preservation program and pavement condition index goal.

Strategy 4: Organizational Health

- In Fiscal Year 2022-23, a lump-sum payment of \$3.46 million was made to the Dublin Regional Fire Authority for the City's portion of the unfunded pension liability, saving the City more than \$2 million over a 20-year period.
- Staff prepared an update to the Public Facilities Fee to keep up with changes in development. This was presented to the City Council in September 2023. Approval of the updated fees will ensure the City is collecting adequate funding from development to support new parks and facilities.

Strategy 5: Safe and Accessible Community

- This past year, the City completed a language survey to understand how best to serve the community, and as a result, is issuing press releases in a variety of languages which best reflect community needs.
- The City partnered with Futures Explored, an organization that works with individuals who have intellectual and/or developmental disabilities (IDD). Together, the City and the Futures Explored program, Workforce Inclusion Network (WIN) for All, enable the hiring of IDD individuals in a variety of City positions in the Parks and Community Services Department. The program has facilitated the hiring of eight new staff members from the IDD community.
- To provide greater website accessibility, Staff purchased chatbot with artificial intelligence (AI) for the City's website. The chatbot will be available 24/7, while a live agent will be available during the City's normal business hours. The chatbot will allow customers to connect with staff via a live agent or AI in their chosen language.
- Dublin Police Services (DPS) hired a second clinician to complete staffing for the Behavioral Health Unit. DPS also successfully submitted a Community Project Funding Request with Congressman Swalwell to fund the hiring of an additional clinician to focus on providing services for school-age youth.
- The City purchased additional situational awareness cameras for key intersections in Dublin, with a focus on parks and school areas.
- The City provided many avenues to enhance community awareness of protected and preserved open space in Dublin through programs like: the Dublin Trails Challenge, which encourages community members of all ages to walk, run, or hike all 26 miles of trails in

Dublin; the *Goosechase* app game, which inspires people to visit parks and places of historical interest all around Dublin; and the annual “Nature in Our Backyard” photography contest, which celebrates natural beauty found in Dublin.

In Year 2, which covers July 1, 2023 through June 30, 2024, Staff will continue to work on completing the strategic goals outlined in the 2022-24 Strategic Plan. Below are examples of how the City will continue to meet the objectives:

Strategy 1: Downtown Dublin and Economic Development

- Staff will continue to work with the majority owner of the Dublin Place shopping center to revise their master site plan and enter into a binding agreement for the development of the site. Amendments to the Downtown Dublin Specific Plan (DDSP) to implement the DPV will be brought to the City Council in fall 2023.
- The City will continue to pursue discussions with developers to gauge interest in mixed-use opportunities in other areas of the DDSP.
- The City will work with developers of the GH PacVest and Righetti properties in order to continue the Fallon-East development strategy.
- Staff will proactively engage potential businesses, reach out to retailers and food/beverage tenants regarding second-generation restaurant spaces available, and continue to host business roundtables.

Strategy 2: Housing Affordability

- The City is actively working with the California Department of Housing and Community Development with the intention of achieving a certified Housing Element as soon as possible.
- The City will complete the Inclusionary Zoning Regulations, Affordable Housing In-lieu Fee determination, and Commercial Linkage Fee nexus study, and will implement new fee structure prior the beginning of Fiscal Year 2024-25.
- Staff will continue to work with the developers of the Regional Street Senior Affordable Housing and Amador Station projects to facilitate funding and development.

Strategy 3: Infrastructure Maintenance and Reinvestment

- Monthly inspections of parks and facilities will continue to be conducted in order to evaluate the condition of City infrastructure. Maintenance and replacement schedules will be utilized when developing the Fiscal Year 2024-26 capital and operating budgets.
- Staff will work to identify financing options to support long-term pavement management needs in the City, including working with Townsend Public Affairs to identify grant opportunities in the pavement management field.
- Staff will continue to collaborate with developers and financial consultants to develop Community Facilities Districts for facilities and for maintenance of public improvements in conjunction with projects coming online east of Fallon Road, and in conjunction with the extension of Dublin Boulevard.

- Staff will utilize the low carbon concrete specification for construction to continue implementation of the measures identified in the Climate Action Plan. Staff will also develop an Electric Vehicle Infrastructure Plan.

Strategy 4: Organizational Health

- Staff will finalize a municipal fiber master plan RFP for future City-owned municipal fiber connectivity to facilities, which will be released in fall 2023 and include an evaluation of the feasibility of community-wide broadband.
- A new User Fee Study be competed and will be the basis for an updated fee structure that will be proposed to the City Council in May/June 2024.

Strategy 5: Safe and Accessible Community

- Staff will implement the new chatbot Artificial Intelligence (AI) software for use on the City's website by October 2023.
- Staff will complete the implementation of the new enterprise resource planning software, which will allow residents and businesses to utilize the web-based portal for non-recreation services.
- Dublin Police Services will continue to support public safety efforts such as the existing DPS Behavioral Health Unit, as well as innovative new efforts, such as a first-responder drone program.
- The City will continue to provide programs to enhance community awareness of protected and preserved open space in Dublin through the Parks and Community Services Department. This includes the launch of the People of the Parks Program, which will promote the use and care of such areas.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Year 1 Strategic Plan Update

CITY OF DUBLIN
YEAR ONE STRATEGIC PLAN UPDATE
 July 1, 2022- June 30, 2023

Strategy 1	Downtown Dublin and Economic Development
Objective A	Continue support of the Downtown Preferred Vision and Downtown Dublin Specific Plan including improving visual and environmental quality and evaluating specific business uses.
<i>Update:</i>	Significant progress has been made with the property owners of the Dublin Place shopping center to implement the Downtown Preferred Vision (DPV). The property owner continues to work with Community Development, Public Works, and Economic Development staff on the refinements to their master plan. Staff is preparing draft amendments to the Downtown Dublin Specific Plan (DDSP) to implement the DPV. The amendments are subject to review under the California Environmental Quality Act (CEQA), and that analysis is underway. The proposed amendments and CEQA analysis are anticipated to be considered by the Planning Commission in September and the City Council in October. Planning Staff is also preparing amendments to the DDSP to implement relaxed parking standards throughout the Downtown area. The proposed amendments would be consistent with the pilot program implemented in the Village Parkway District and consistent with the requirements of AB 2097, which went into effect in January 2023. The Planning Commission approved the BASIS Independent School application to renovate the façade of the existing Corrie Center office building and construct a gymnasium where they will operate a private school for middle and high school students. Staff and Avalon Bay are working on a large-scale public art piece that will parallel the north side of the St. Patrick's Way extension between Golden Gate Drive and Regional Street. The nearly 400-foot-long art piece will help create a sense of place in a future civic gathering space downtown and provide a visual barrier along the back of a large retail center.
Objective B	Pursue mixed-use projects to create economic vitality.
<i>Update:</i>	The work being done as part of Objective A will include a mixed-use development project bordering the town square. Staff also continues to have discussions with developers who are interested in other areas of the DDSP area for mixed-use opportunities.
Objective C	Grant conditional tax and/or development fee relief for new developments in the Downtown.
<i>Update:</i>	Staff has begun developing the framework for a program that would provide the opportunity for sharing of property tax revenues as well as impact fee waivers and/or reductions to support the new Downtown Preferred Vision project.
Objective D	Support local businesses and new business attractions (ensure revenue-generating industries).

<i>Update:</i>	Staff developed and distributed the first Holiday Gift Guide with more than 50 businesses participating. Staff also developed new marketing material to showcase Dublin as a business-friendly destination for food and beverage establishments. Additionally, Staff proactively engaged potential businesses and extended support through the Business Concierge Program for those seeking assistance. For business attraction, Staff has been reaching out to retailers and food and beverage tenants regarding second-generation restaurant spaces available. Several new tenants signed leases and submitted plans for their tenant improvements, including but not limited to Anjappar, Cloves, Pizza My Heart, Angus the Butcher Shop, Five Below, and VinFast. Staff has been working with a number of new prospective tenants with recent signed leases including, Silver Oven & Grill, Feng Cha Teahouse, Grocery Outlet, Teazzi Tea Shop, MaO Izakaya & Sushi, Building Kidz of Dublin, Tailored Shared Services LLC, Santa Maria Café, Cuppa Yo, Safelite Auto Glass, AT&T, Dublin Taqueria, Dave's Hot Chicken, and Serendipity Labs. Staff launched the Dublin Marketplace Loyalty Rewards Program to help support Dublin small businesses, relaunched the Business Visitation Program after a hiatus due to the pandemic, launched the Dublin Business Corner (a free library of on-demand training courses designed to empower and educate small business owners), and launched the Small Business Navigator Program to offer technical assistance to small businesses in strategic business areas such as marketing, architecture, graphic design, business planning, and more. Additionally, Staff continued to host business roundtables for different industry sectors and conducted four business webinars. The City received and is processing an application for the redevelopment of the Hexcel Corporation site for a new business park to support the life science industry.
Objective E	Continue the Fallon-East development strategy.
<i>Update:</i>	The Planning Commission approved an application for a Planned Development Zoning Stage 2 Development Plan and Tentative Map for the Branaugh property. Staff is processing preliminary applications for the GH PacVest and Righetti properties as well as negotiating deal terms for the corresponding Development Agreements. Progress has been made over the last year on the Dublin Boulevard Extension Project, which will connect Dublin Boulevard to North Canyons Parkway in Livermore. Drawings have reached the 65% level, a funding plan has been developed and approved by the City Council, and the first developer agreement with BEX Development (Branaugh) has been executed.
Strategy 2	Housing Affordability
Objective A	Develop a Certified Housing Element that balances the location of housing options for all income types.

<i>Update:</i>	The City Council adopted the Housing Element on November 15, 2022 and Staff submitted it to the California Department of Housing and Community Development (HCD) for their 60-day review. HCD provided minor comments which Staff is actively working to address in order to achieve a certified Housing Element.
Objective B	Ensure the City's inclusionary zoning regulations incentivize targeted housing production.
<i>Update:</i>	Staff prepared and issued a request for proposals from consultants to assist with preparing an inclusionary zoning feasibility study and Commercial Linkage Fee nexus study in concert with Objective 2.C. Proposals were received from five consultants and an agreement with EPS Consulting was approved by the City Council on April 18, 2023. Staff and the EPS consulting team are preparing an analysis and recommendations regarding the Inclusionary Zoning Regulations, Affordable Housing In-lieu Fee and a nexus study for the Commercial Linkage Fee. The City Council will hold a study session to review this information in August 2023.
Objective C	Prepare a nexus study to evaluate the affordable housing commercial linkage fee and affordable housing in-lieu fee for for-sale and rental housing.
<i>Update:</i>	See above. Activity related to the commercial linkage fee and affordable housing in-lieu fee was completed in concert with Objective 2.B.
Objective D	Facilitate the production of affordable housing for lower income seniors, workforce, and special needs households.
<i>Update:</i>	The City was awarded a \$3.3M Local Housing Trust Fund Grant from the California Department of Housing and Community Development for the 300-unit Amador Station affordable housing project adjacent to the West Dublin/Pleasanton BART Station. Additionally, Staff worked with the Amador Station development team on modifications to the project phasing and the terms of a pre-construction loan. The City Council approved the Amador Station First Amended and Restated Community Benefit Program Agreement and Amended and Restated Affordable Housing Assistance Agreement and Transfer of the Agreements to The Related Companies of California. Staff continues to work with Alameda County to assign the Transit Center Site D-1 to Eden Housing for an affordable housing development. Staff worked with Eden Housing on an Affordable Housing Assistance Agreement, which was approved by the City Council on June 20, 2023. Staff continues to work with the developers of the Regional Street Senior Affordable Housing project and the Amador Station project to facilitate funding and development of both projects. The Alameda County Surplus Property Authority continued to work with the City on the future development of an affordable housing project adjacent to the construction of the new parking garage at the East Dublin Transit Center. The future project can accommodate up to 99 units. The City Council authorized an affordability plan for the Francis Ranch project off Croak Road and Central Parkway in Dublin, which will include 77 units of for-rent affordable housing, of which 22 units will be for Sunflower Hill to help

	meet the needs of the intellectual and developmentally disabled (IDD) community. Additionally, the project will have 50 low-income accessory dwelling units, along with 18 for-sale moderate-income housing units. The City was able to negotiate the dedication of land for the development of the SCS Property on the east side of Tassajara Road for an affordable housing project, currently anticipated to serve the IDD community. The project, which can accommodate up to 100 units, will be fully integrated with the rest of the project and is consistent with the City Council's Preferred Plan for the property.
Objective E	Review the housing market analysis and establish a strategy to meet the “middle market” demand, if needed, to ensure right mix.
<i>Update:</i>	Staff completed the analysis of middle market housing demand and prepared a report outlining the findings and recommendations. The report was provided to the City Council via memorandum in May 2023.
Objective F	Review ownership programs for first-time buyers and explore alternative options.
<i>Update:</i>	Not started.

Strategy 3	Infrastructure Maintenance and Reinvestment
Objective A	Use surplus and lump sum funding to increase the City's internal service funds.
<i>Update:</i>	Both the FY 22-23 and FY 23-24 Budgets include a \$2 million transfer to the Internal Service Fund for facilities preventative maintenance. Staff is working on a review of the Internal Service Funds to ensure that funding is aligned with future replacement needs.
Objective B	Provide on-going condition assessments of aging city facilities and assets.
<i>Update:</i>	The City successfully recruited and hired a Maintenance Coordinator, who joined the Dublin team in January 2023. The position is supporting the Maintenance Division in monitoring work on City assets. The City's maintenance contractor is conducting quarterly inspections of parks and facilities to evaluate the condition of equipment and infrastructure to help make informed decisions about repair, replacement, and maintenance schedules.
Objective C	Explore finance options for long-term pavement management needs.
<i>Update:</i>	The City received approval from the Metropolitan Transportation Commission (MTC) for \$48,000 in grant funding through the Pavement Management Technical Assistance Program (P-TAP), Round 24. Public Works Staff has begun working with MTC's consultant to do the pavement condition assessment and prepare for the resulting analysis. Public Works Staff is also working with a pavement engineering consultant to develop recommendations for a multi-year pavement preservation program and a pavement condition index goal.
Objective D	Explore use of funding mechanisms like community facilities districts for capital and on-going maintenance needs.

<i>Update:</i>	Staff is collaborating with the developer of the East Ranch project and City financial consultants to develop a Community Facilities District (CFD) for facility infrastructure and a CFD for services (maintenance of public improvements). Staff is also working with the financing team to develop a facilities CFD to recover City mitigation costs which the City is advancing as part of the Dublin Blvd Extension project. The Branaugh Property project was approved, including a Development Agreement that requires the developer to cooperate in the formation of a services CFD for maintenance and the facilities CFD for the mitigation of Dublin Boulevard Extension.
Objective E	Continue to implement measures identified in the Climate Action Plan.
<i>Update:</i>	Two CAP 2030 Reach Codes were adopted as part of the 2022 Building Code: all-electric new construction (Measure EE-1) and electric vehicle charging stations (Measure SM-1) codes. Consistent with CAP Measure MM-2: Reduce the Embodied Greenhouse Gas Emissions Associated with Building Materials, a low carbon concrete specification has been implemented and installed in one location with more locations planned. Staff has also begun work on CAP Measure SM-2, Develop an Electric Vehicle Infrastructure Plan.

Strategy 4	Organizational Health
Objective A	Use existing reserves to address the unfunded Dougherty Regional Fire Authority (DRFA) pension liability.
<i>Update:</i>	The FY 22-23 Budget included a lump-sum payment of \$3.46 million from the designated reserve to address the DRFA unfunded pension liability. Staff worked with the City of San Ramon on a Memorandum of Understanding (MOU) for the methodology to split each City's allocated share of DRFA's unfunded liabilities, assets, and annual payment amounts. The MOU was approved by the Dublin City Council in May 2023 and the payment was made in June 2023.
Objective B	Complete an update to the Public Facility Fee Program.
<i>Update:</i>	Staff retained the services of Willdan to assist with the update to the program. During this period, Willdan compiled all the necessary data to inform the various fee amounts by category, and Staff presented the report to the City Council in September 2023.
Objective C	Make annual contributions to reserves for the early payoff of the energy efficiency bonds.
<i>Update:</i>	The City Council approved a shift of \$2 million from the FY 21-22 General Fund surplus to the existing reserve for bond payoff. The special designation of General Fund Reserves for FY 22-23 included an additional \$1 million to towards early payoff. The reserve balance as of June 30, 2023, is \$7 million. The bonds can be paid off as early as June 1, 2029 at the remaining principal of \$12.9 million. This would save the City about \$3.1 million in interest payments over the course of the remaining 12 years.

Objective D	Conduct a feasibility study into Municipal fiber connectivity between City facilities and other departmental needs.
<i>Update:</i>	IT Staff has removed old, outdated communication lines (T1 lines) to Shannon, Senior, Heritage, and Corp Yard and replaced them with AT&T Switched Ethernet (ASE) links at a speed of 50 megabits/second (Mbps). This has significantly increased the bandwidth and reliability of those facilities. IT Staff is working to finalize a municipal fiber master plan RFP for the future City-owned municipal fiber connectivity to facilities. The RFP will be released in fall 2023. In preparation, IT Staff is collaborating with Public Works Staff to define requirements for fiber around the City, and Public Works Staff completed an inventory of all existing citywide communications infrastructure and added that information in the City's internal Geographic Information Systems database to see gaps in the network. The first phase of the fiber optic infrastructure along Dublin Boulevard from San Ramon Road to City Hall is complete.
Objective E	Complete an update to the User Fee Study.
<i>Update:</i>	An RFP to conduct the User Fee Study will be released in calendar year 2023. The project, scheduled to start in January 2024 and take roughly three months to complete, calculates the cost of providing City services by studying the staff time and overhead costs to do. The study will be the basis of a fee structure that will be proposed to the City Council in May/June 2024.

Strategy 5	Safe and Accessible Community
Objective A	Evaluate the feasibility and strategies for a community-wide fiber network.
<i>Update:</i>	The fiber master plan (refer to update of Objective 4D) will include examining the need for expanding high-speed internet to sections of the community.
Objective B	Continue to engage with the community using all appropriate methods to share and exchange information.
<i>Update:</i>	Following the completion of a language survey, Communications Staff has been issuing press releases in three alternative languages – Hindi, simplified Chinese, and Spanish. The translated press releases have been sent to news outlets catering to these communities. Staff has purchased a chatbot Artificial Intelligence (AI) for the City's website. The chatbot will allow customers to converse with City personnel via a live agent or AI in their chosen language. The AI will be available 24/7, while live agents will be available during business hours. The Chatbot AI is scheduled to go live by October 2023.
Objective C	Provide more opportunities for residents to complete transactions with the City online, with appropriate security measures.
<i>Update:</i>	Staff is implementing the new enterprise resource planning software, which will allow residents and businesses to pay for non-recreation services through this web-based portal upon completion. Completion of all modules is anticipated in FY 22-24.

Objective D	Ensure programs remain affordable and accessible to all members of the community, especially lower income families and seniors.
<i>Update:</i>	Staff partnered with KTVU Channel 2 to host a free admission day at The Wave on August 12, 2022. The event allowed those with certain financial constraints to visit The Wave at no charge. Roughly 400 participants attended the event, many enjoying the award-winning facility for the first time. As part of the "3 for 3 in 2023" Summer Campaign, a Dublin household won a 2023 Wave Waterpark Family Season Pass for up to four family members (a \$208 value) after meeting the entry criteria and participating in the drawing. The Summer Campaign was highlighted in the 2023 Camps and Aquatics Activity guide, and the entry deadline was March 31, 2023. A total of \$5,173 was awarded through the Youth Fee Assistance Program, benefiting 23 children and affording them the opportunity to participate in activities ranging from swim lessons to various summer camp programs. Four seniors utilized the Senior Fee Assistance Program, a value totaling \$710. The money was used toward Senior Center Punch Cards. From April through June of this year, \$213 was donated to the Youth Fee Assistance Program and \$87 to the Senior Fee Assistance Program. The City partnered with Futures Explored, an organization that works with individuals who have intellectual and/or developmental disabilities (IDD). Together, the City and the Futures Explored program, Workforce Inclusion Network (WIN) for All, enable the hiring of IDD individuals in a variety of City positions in the Parks and Community Services Department. The program has facilitated the hiring of eight new staff members from the IDD community.
Objective E	Support existing and innovative public safety efforts, like the DPS Behavioral Health Unit.
<i>Update:</i>	Dublin Police Services (DPS) hired a second clinician to complete its Behavioral Health Unit staffing and they are working closely with the deputies and with the community in need. Staff successfully submitted a Community Project Funding Request with Congressman Swalwell to fund the hiring of an additional clinician to focus on providing services for school-aged youths. The City purchased additional situational awareness cameras for key intersections in Dublin, with a focus on parks and school areas. Additionally, DPS hosted the first Trunk or Treat event for the community in October. The event was well attended by the community.
Objective F	Support community awareness of protected and preserved open space in and around Dublin.
<i>Update:</i>	The Dublin Trail Challenge encouraged community members to walk, run, or hike all 26 miles of trails in Dublin. The event was free and open to all ages, and those that completed the challenge received a free shirt.

	The City hosted another <i>Goosechase</i> game that encouraged people to visit places all around Dublin using pictures of those sites from years ago and photograph the sites to see how they have changed. The game encouraged residents to visit parks and places of historical interest all around Dublin. The community bike ride on May 25 started at Civic Center, stopped at Don Biddle Community Park, and ended at the Farmers' Market, where participants received a \$5 coupon to use with the vendor of their choosing. There were eight participants in the event. The People of the Parks (P.O.P.) Program was created as an ongoing, incentivized program encouraging community efforts to "Keep Dublin Clean & Green." The program is designed for residents frequenting parks, sidewalks, and trails and empowers them to support City beautification efforts by carrying a litter stick and bag and keeping those areas free of litter and debris. The program is also designed for people who might not actively use City facilities and amenities but want to start getting involved in taking care of their community, and for businesses interested in promoting clean commercial areas. The program is scheduled to launch in early September 2023.
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Strategic Plan Update

City Council Meeting
September 19, 2023



Background

- Two-Year Strategic Plan adopted on April 19, 2022
- Period Covered: July 1, 2022 – June 30, 2024
- Adopted Strategies include:
 - Strategy 1: Downtown Dublin and Economic Development
 - Strategy 2: Housing Affordability
 - Strategy 3: Infrastructure Maintenance and Reinvestment
 - Strategy 4: Organizational Health
 - Strategy 5: Safe and Accessible Community



First Year Accomplishments

Strategy 1

- Downtown Preferred Vision
- Avalon West
- Business Support and Attraction
- Former Hexcel Site
- Dublin Blvd. Extension

Strategy 2

- Eden Housing
- East Dublin Transit Center Housing Project
- Related Companies
- Francis Ranch
- The Dublin Centre Project



First Year Accomplishments

Strategy 3

- Maintenance Services Assessment
- Community Facilities Districts
- Preventative Maintenance
- Metropolitan Transportation Commission Grant

Strategy 4

- Dougherty Regional Fire Authority Lump Sum Payment of \$3.46M
- Public Facilities Fee Update

Strategy 5

- Language Survey
- Futures Explored
- Chatbot AI
- Dublin Police Services Programs
- Situational Awareness Cameras
- Open Space Community Awareness



Year 2

Plan of Action



Year 2 Plan of Action

Strategy 1

- Continued Implementation of Downtown Preferred Vision
- Fallon-East Development Strategy
- Business Attraction and Engagement

Strategy 2

- Certified Housing Element
- Inclusionary Zoning Regulations, Affordable Housing In-Lieu Fee, and Commercial Linkage Fee Nexus Study
- Regional Street Senior Affordable Housing and Amador Station Projects



Year 2 Plan of Action

Strategy 3

- Inspections of Parks and Facilities
- Long-Term Pavement Management Financing
- Community Facilities Districts
- Climate Action Plan Implementation

Strategy 4

- Fiber Master Plan Request for Proposal
- User Fee Study

Strategy 5

- Chatbot AI Software Implementation
- Enterprise Resource Planning Software Implementation
- Dublin Police Services Public Safety Efforts
- Open Space Community Awareness Programs



Questions?





STAFF REPORT CITY COUNCIL

DATE: September 19, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Citywide Outdoor Seating Design Guidelines (PLPA-2023-00024)
Prepared by: Gaspare Annibale, Associate Planner

EXECUTIVE SUMMARY:

The City Council will consider approving Citywide Outdoor Seating Design Guidelines. The proposed Design Guidelines will help to facilitate the design of permanent outdoor seating within parking lots for eating and drinking establishments.

STAFF RECOMMENDATION:

Adopt the Resolution Approving the Citywide Outdoor Seating Design Guidelines.

FINANCIAL IMPACT:

The cost associated with preparing the Citywide Outdoor Seating Design Guidelines includes staff time and is covered in the Fiscal Year 2023-24 Adopted Budget.

DESCRIPTION:

Background

On June 16, 2020, the City Council adopted Ordinance No. 08-20 approving an amendment to Dublin Municipal Code (DMC) Chapter 8.128 (Authority to Administer Title 8). This Ordinance provided the City Manager with authority to waive certain Zoning Ordinance requirements and/or standards to facilitate business operations impacted by public health orders of the federal, state, or county government designed to slow transmission of the Coronavirus (COVID-19).

Subsequently, the City established a COVID-19 Relief Temporary Use Permit (TUP) application for minor temporary land uses that facilitate business operations, but deviate from certain development standards, provided they are temporary in nature and do not increase the intensity of the use. This included a TUP to allow temporary outdoor seating for eating and drinking establishments. Ordinance No. 08-20 remained in effect for one year from adoption and expired on June 16, 2021.

In April 2021, Staff held a roundtable meeting with restaurant owners to understand ways the City could assist with their recovery in a post-COVID-19 environment. Based upon the success of the COVID-19 Relief TUP program and concerns about business operations and consumer preferences post COVID-19, the restaurant owners expressed an overwhelming desire for the City to continue to facilitate outdoor seating on both a long-term temporary and permanent basis through relaxed regulations.

On August 17, 2021, the City Council adopted Ordinance No. 07-21 approving Zoning Ordinance Amendments to relax the development standards for permanent outdoor seating and to continue to allow temporary outdoor seating. This included amendments to the Permitted and Conditionally Permitted Land Uses (Section 8.12.050), Parking Requirements by Use Type (Section 8.76.080), Site Development Review (Section 8.104.030), and Uses Permitted with a Temporary Use Permit (Section 8.108.020). This amendment allowed temporary outdoor seating to continue until September 30, 2022.

During the spring of 2022, Staff conducted outreach to restaurant owners. This effort included a business survey, walking tour, and another roundtable to understand the restaurants' evolving needs and how the City could assist them. Restaurant owners continued to express overwhelming support for the City to facilitate outdoor dining on a long-term temporary basis. On August 16, 2022, the City Council adopted Ordinance No. 09-22 approving amendments to the DMC to again extended the regulations and allow temporary outdoor seating to continue through September 2023.

California's COVID-19 State of Emergency expired on February 28, 2023, and the federal Public Health Emergency (PHE) for COVID-19 expired on May 11, 2023. Similarly, the provisions of the DMC allowing outdoor seating on a long-term temporary basis will expire on September 30, 2023. Most of the temporary outdoor seating within parking lots have been removed. In the spring of 2023, Staff performed additional outreach to restaurant operators still conducting business with outdoor seating permitted under a TUP. Those surveyed with temporary outdoor seating in parking lots have expressed interest in continuing to have the ability to keep outdoor seating in their parking lots on a permanent basis.

Historically, permanent outdoor seating in Dublin has occurred in areas outside of parking lots that are designed for such use. Permanent outdoor seating within parking lots is permitted subject to a Site Development Review Permit provided that it complies with development regulations (including parking requirements). To assist these restaurant operators and to ensure high quality design for outdoor seating within parking lots, Staff is proposing to establish Citywide Outdoor Seating Design Guidelines.

Analysis

The purpose of the Citywide Outdoor Seating Design Guidelines is to ensure that outdoor seating within parking lots is aesthetically pleasing, provides a high-quality environment for patrons and is appropriately designed for the location. The proposed Design Guidelines are intended to provide design direction that encourages creative design while enriching the community of Dublin.

The Citywide Outdoor Seating Design Guidelines include four criteria that will be considered upon a restaurant operator seeking to establish outdoor seating within a parking lot on a permanent basis. These include Location, Colors and Materials, Design, and Amenities. These Guidelines supplement existing development standards and regulations described in the DMC. If there is a conflict between these Guidelines and other regulations, the more restrictive standard shall apply.

Outdoor seating within parking lots is subject to review and approval of a Site Development Review Permit. Deviation from these Design Guidelines is subject to discretionary review by the Community Development Director, unless determined to be minor and approved by way of an SDR Waiver. Allowing flexibility through a discretionary SDR shall not be construed as allowing inferior quality and character of the project design.

On April 20, 2021, the City Council approved the American Rescue Plans Act (ARPA) Budget and established a fund to track related expenditures. The approved budget covers the Site Development Review Permit application fee for permanent outdoor seating. This fee is based on time and materials to ensure the City recovers the actual costs associated with reviewing SDR permits for permanent outdoor seating. Per the Master Fee Schedule, the fee is valid until the City's applicable ARPA budget allocation is exhausted or September 30, 2023, whichever occurs first. However, there is currently sufficient ARPA funding remaining to cover costs associated with outdoor seating beyond September 30, 2023. The City of Dublin User Fee Cost Recovery Policy provides authority to the City Manager to exempt or reduce fees where it is in the City's best interest to do so, and in accordance with business need. Therefore, to continue meeting the business needs of restaurants and assist businesses in establishing permanent outdoor seating, the available ARPA funding can be managed under this policy.

The draft resolution approving the Design Guidelines is included as Attachment 1 with the Design Guidelines included as Attachment 2 to this Staff Report.

ENVIRONMENTAL REVIEW:

The California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The proposed Citywide Outdoor Seating Design Guidelines are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that they would not have a significant effect on the environment and are not subject to CEQA review.

PLANNING COMMISSION REVIEW:

On July 25, 2023, the Planning Commission unanimously adopted Resolution No. 23-05 (Attachment 3), recommending the City Council adopt the Citywide Outdoor Seating Design Guidelines.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Staff performed outreach to restaurant owners in the spring and summer of 2023. The outreach included sending letters to restaurants and a roundtable meeting with the restaurant owners still conducting outdoor seating under a TUP to present the Citywide Outdoor Seating Design Guidelines. There were no major concerns raised with the proposed Design Guidelines and interest was expressed in continuing to provide outdoor seating within parking lots on a permanent basis.

The City Council Agenda was posted.

ATTACHMENTS:

- 1) Resolution Approving the Citywide Outdoor Seating Design Guidelines
- 2) Exhibit A to Attachment 1 – Citywide Outdoor Seating Design Guidelines
- 3) Planning Commission Resolution No. 23-05 Recommending City Council Approval

RESOLUTION NO. XX-23

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF DUBLIN**

**APPROVING THE CITYWIDE OUTDOOR SEATING DESIGN GUIDELINES
PLPA-2023-00024**

WHEREAS, the provisions for temporary outdoor seating in parking lots expire on September 30, 2023; and

WHEREAS, some restaurant operators have expressed interest in continuing to allow outdoor seating areas in parking lots on a permanent basis; and

WHEREAS, Citywide Outdoor Seating Design Guidelines (“Design Guidelines”) have been prepared to ensure that outdoor seating in parking lots provide a high-quality environment that appropriately addresses location, colors/materials, platform design, and amenities; and

WHEREAS, the Design Guidelines are intended to provide design guidance that encourages creativity and enriches the community of Dublin; and

WHEREAS, the California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the City Council find this project exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that they would not have a significant effect on the environment; and

WHEREAS, the Planning Commission considered the proposed Citywide Outdoor Seating Design Guidelines, on July 25, 2023; and

WHEREAS, on July 25, 2023, the Planning Commission adopted Resolution No. 23-05 recommending City Council approval of the Citywide Outdoor Seating Design Guidelines; and

WHEREAS, a Staff Report dated September 19, 2023, and incorporated herein by reference, described the Design Guidelines, for the City Council; and

WHEREAS, the City Council did hear and consider all such reports, recommendations, and testimony hereinabove set forth.

NOW, THEREFORE, BE IT RESOLVED that the Dublin City Council does hereby approve the Citywide Outdoor Seating Design Guidelines.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 19th day of September 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mayor

City Clerk



Citywide Outdoor Seating Design Guidelines

City of Dublin
September 2023



Purpose

The purpose of the Citywide Outdoor Seating Design Guidelines is to ensure that outdoor seating within parking lots is aesthetically pleasing, provides a high-quality environment for patrons and is appropriately designed for the location. The Design Guidelines provides a framework intended to provide design direction for restaurant operators and design professionals while encouraging innovation and creativity.



Goals

- Aesthetically pleasing design
- Provide a high-quality environment for patrons
- Appropriate design for the location
- Encourage creative design while enriching the community of Dublin



Applicability

The Outdoor Seating Design Guidelines apply to outdoor seating located within parking lots.

These Design Guidelines supplement existing development standards and regulations described in the Dublin Municipal Code (DMC). If there is a conflict between these Design Guidelines and other regulations, the more restrictive standard shall apply.

Outdoor seating within parking lots is subject to Site Development Review (SDR) in accordance with the DMC Chapter 8.104. Deviation from these Design Guidelines is subject to discretionary review by the Community Development Director, unless determined to be minor and approved by way of a SDR Waiver. Allowing flexibility through a discretionary SDR shall not be construed as allowing inferior quality and character of the project design.



We are here to help!

Applicants are encouraged to contact the Community Development Department prior to submitting a formal application to discuss the preliminary design of the project. This will help the applicant determine if the proposal is consistent with the Design Guidelines and Zoning Ordinance requirements, helping to save time and resources.



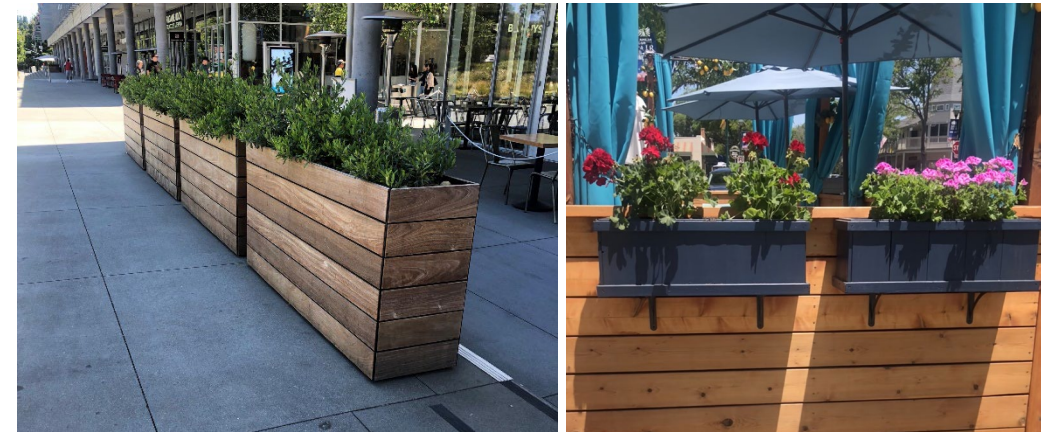
I. Location

- Parking spaces on private property immediately adjacent to restaurant.
- Located in areas that are not adjacent to red zones/fire hydrants.
- Keep utility access points accessible.
- Maintain drive aisles, accessible parking spaces, and pedestrian paths of travel.



2. Colors & Materials

- Colors and materials that showcase innovation and creativity are encouraged.
- Use high-quality, durable materials that provide an attractive design.
- Umbrellas and other shade materials should be limited to a maximum of two colors and not include product names or advertising.



3. Design

- Provide a solid barrier to separate outdoor seating from parking spaces and drive aisles. Examples include, but are not limited to:
 - Solid walls
 - Planter boxes
- The surface of outdoor seating areas shall be made flush with the adjacent walkway grade.



4. Amenities

- **Lighting.** Provide lighting to enhance the nighttime environment for patrons.
 - string lighting is encouraged (spotlights and illumination for advertising are prohibited).
- **Furniture.** Furnishings shall be coordinated and be made of high-quality materials (heaters may require approval by the Fire Department).
- **Shade.** Provide a solid roof, trellis, or fire-resistant sails or umbrellas.
 - Tents are not permitted.





For more information, contact the **Planning Division**

planningpermits@dublin.ca.gov

925-833-6610



RESOLUTION NO. 23-05**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN****RECOMMENDING CITY COUNCIL APPROVAL OF THE CITYWIDE OUTDOOR SEATING
DESIGN GUIDELINES
PLPA-2023-00024**

WHEREAS, the provisions for temporary outdoor seating expire on September 30, 2023;
and

WHEREAS, some restaurant operators have expressed interest in continuing to allow outdoor seating in parking lots on a permanent basis; and

WHEREAS, Citywide Outdoor Seating Design Guidelines (“Design Guidelines”) have been prepared to ensure a high-quality environment is provided that appropriately addresses location, colors/materials, design, and amenities for outdoor seating within parking lots; and

WHEREAS, the Design Guidelines are intended to provide design direction that encourages creativity and enriches the community of Dublin; and

WHEREAS, the California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission recommends that the City Council find this project exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that they would not have a significant effect on the environment; and

WHEREAS, the Planning Commission held a public hearing on the proposed Design Guidelines on July 25, 2023; and

WHEREAS, the Planning Commission agenda was posted; and

WHEREAS, a Staff Report dated July 25, 2023, was submitted to the City of Dublin Planning Commission recommending City Council approval of the proposed Citywide Outdoor Seating Design Guidelines; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgment to evaluate the project.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED that the Dublin Planning Commission does hereby recommend that the City Council adopt the Citywide Outdoor Seating Design Guidelines attached hereto as **Exhibit A**, and incorporated herein by reference.

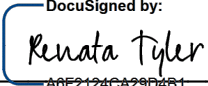
PASSED, APPROVED AND ADOPTED this 25th day of July 2023, by the following vote:

AYES: **Aini, Grier, Thalblum, Tyler, Wright**

NOES:

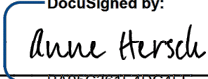
ABSENT:

ABSTAIN:

DocuSigned by:

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Planning Commission Chair

ATTEST:

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Assistant Community Development Director

Citywide Outdoor Seating Design Guidelines

City Council Meeting
September 19, 2023



Background

- COVID-19 Relief Temporary Use Permit
 - Temporary Outdoor Seating
- Relaxed development standards for permanent outdoor seating
- Roundtable meetings w/ restaurant owners
- Temporary outdoor seating regulations expire on September 30, 2023



Background

- Outdoor seating subject to Site Development Review
 - Typically incorporated in areas outside of parking lots
- Continued interest in outdoor seating within parking lots
- Outdoor Seating Design Guidelines for seating in parking lots
 - Help facilitate implementation
 - Ensure high quality design



Design Guidelines

Goals

- Aesthetically pleasing
- Provide a high-quality environment for patrons
- Appropriate design for the location
- Encourage creative design while enriching the community of Dublin



Design Guidelines

- Design criteria for outdoor seating in parking lots:
 1. Location
 2. Colors & Materials
 3. Design
 4. Amenities



Location

- Immediately adjacent to restaurant
- Not adjacent to red zones/fire hydrants
- Ensure utility access points remain accessible
- Maintain drive aisles, accessible parking spaces, and pedestrian paths of travel



Colors & Materials

- Innovation and creativity encouraged
- High quality and durable materials
- Umbrellas/shade materials:
 - two colors max.
 - product names or advertising not permitted



Design

- Provide a solid barrier:
 - Solid walls
 - Planter boxes
- Surface of outdoor seating areas shall be made flush with the adjacent walkway grade



Amenities

- **Lighting.** Provide lighting to enhance the nighttime environment
- **Furniture.** Furnishings shall be coordinated and be made of high-quality materials
- **Shade.** Provide a solid roof, trellis, or fire-resistant sails or umbrellas
 - tents are not permitted



Applicability

- Subject to Site Development Review
- Deviation from the Design Guidelines is subject to review
- Approved through an SDR Waiver



Recommendation

- Adopt the **Resolution** Approving the Citywide Outdoor Seating Design Guidelines

