



MINUTES OF THE CITY COUNCIL  
OF THE CITY OF DUBLIN

REGULAR MEETING – OCTOBER 2, 2012

A regular meeting of the Dublin City Council was held on Tuesday, October 2, 2012, in the City Council Chambers of the Dublin Civic Center. The meeting was called to order at 7:01:41 PM, by Mayor Sbranti.



**ROLL CALL**

PRESENT: Councilmembers Biddle, Hart, Hildenbrand, Swalwell, and Mayor Sbranti  
ABSENT: None



**PLEDGE OF ALLEGIANCE**

The pledge of allegiance to the flag was recited by the City Council, Staff and those present.



**ORAL COMMUNICATIONS**

**Introduction of New City Employee**

7:01:52 PM 3.1

The City Council welcomed new City employee, Phillip Willkomm, Code Enforcement Officer.



**Public Comments**

7:03:58 PM 3.2

Shawn Costello, Dublin resident, provided public comment regarding a stoplight at Dougherty and Dublin Boulevard.



**CONSENT CALENDAR**

7:06:50 PM Items 4.1 through 4.4

On motion of Vm. Hart, seconded by Cm. Biddle and by unanimous vote, the City Council took the following actions:

Approved (4.1) Minutes of Regular Meeting of September 18, 2012;

Adopted (4.2)

**RESOLUTION NO. 169 - 12**

**FIXING THE EMPLOYER'S CONTRIBUTION UNDER THE  
PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT**

**RESOLUTION NO. 170 - 12**

**FIXING THE EMPLOYER'S CONTRIBUTION VESTING REQUIREMENT FOR  
FUTURE RETIREES UNDER THE PUBLIC EMPLOYEES' MEDICAL  
AND HOSPITAL CARE ACT**

**RESOLUTION NO. 171 - 12**

**AMENDING THE BENEFIT PLAN**

Adopted (4.3)

**RESOLUTION NO. 172 - 12**

**APPROVING FINAL MAP AND TRACT IMPROVEMENT AGREEMENT AND  
LANDSCAPE IMPROVEMENT AGREEMENT  
FOR TRACT 8000, SCHAEFER RANCH-UNIT 2**

**RESOLUTION NO. 173 - 12**

**ACCEPTING PARK LAND DEDICATION CREDITS FOR PARK LAND DEDICATION  
REQUIREMENTS FOR TRACT 8000  
(SCHAEFER RANCH-UNIT 2:  
SCHAEFER RANCH DEVELOPMENT, INC., A CALIFORNIA CORPORATION)**



Adopted (4.4)

**RESOLUTION NO. 174 - 12**

**ADOPTING FAIR POLITICAL PRACTICES COMMISSION FORM 806**



**WRITTEN COMMUNICATIONS** – None.



**PUBLIC HEARINGS**

**Appeal of the Planning Commission's Denial of the Dublin Preschool Conditional Use Permit and Site Development Review for the Construction and Operation of a Day Care Center at 7250 Amador Valley Boulevard, PLPA-2011-00055 & 00056**

7:07:42 PM 6.1

Mayor Sbranti opened the public hearing.

Zhen Zhen Li, Applicant, provided information regarding the project.

Guy Houston, representative for Applicant, provided information regarding the project.

Shawn Costello, Dublin resident, provided public comment on this item.

Doreen Wehrenberg, Planning Commission Chair, provided public comment on this item.

Ellen Deckter, Alameda County Childcare Planning Council, provided public comment on this item.

Cm. Swalwell disclosed he had ex parte communication with Planning Commissioner Bill Schaub and Applicant representative Guy Houston.

Cm. Biddle disclosed he had ex parte communication with Planning Commissioner Bill Schaub and Applicant representative Guy Houston.

Vm. Hart disclosed he had ex parte communication with Applicant representative Guy Houston.

Mayor Sbranti disclosed he had ex parte communication with Planning Commissioners Bill Schaub and Sean O'Keefe.



On motion of Cm. Biddle, seconded by Cm. Swalwell and by unanimous vote, the City Council adopted

**RESOLUTION NO. 175 - 12**

**REVERSING THE PLANNING COMMISSION'S ADOPTION OF RESOLUTION 12-31 AND APPROVING A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT REVIEW PERMIT WITH ADDITIONAL CONDITIONS OF APPROVAL (AS MODIFIED) FOR THE CONSTRUCTION AND OPERATION OF A DAY CARE CENTER AT 7250 AMADOR VALLEY BLVD  
(APN 941-0210-035)  
PLPA-2011-00055 & 00056**

excluding Condition No. 77 regarding signs, and with Staff working with the applicant regarding secure entrances.



**UNFINISHED BUSINESS**

**Human Services Task Force Recommendations**

8:05:31 PM 7.1

On motion of Cm. Biddle, seconded by Cm. Hildenbrand and by unanimous vote, the City Council confirmed the suggested priorities as outlined in the Staff Report; directed Staff to include the activities specifically identified in the report for Fiscal Year 2012-2013 as Key Initiatives; authorized the City Manager to carry over \$3,000 of unexpended appropriations in the Social Services budget from Fiscal Year 2011-2012 to Fiscal Year 2012-2013 for the unbudgeted expense; and bring back the framework for a possible Task Force; in terms of City grant funds, determine how their services address the Needs Assessment.



**Analysis of Financial Impact of  
A Reduction In Development Overhead Rates Prior To December 1, 2012**

10:17:19 PM 7.2

On motion of Councilmember Biddle, seconded by Vm. Hart and by unanimous vote, the City Council made a determination that the overhead rate reduction should be implemented on December 1, 2012.



## **Labor Guidelines Report**

8:36:18 PM 7.3

Shawn Costello, Dublin resident, provided public comment on this item.

Andreas Cluver, Secretary/Treasurer with Alameda County Building and Construction Trades Council, provided public comment on this item.

Richard Corvello, Project Manager for electrical contractor based in Dublin, provided public comment on this item.

By consensus, the City Council directed Staff to:

Explore the utilization of a prequalification questionnaire on formally bid City Projects and to provide recommendations regarding what dollar threshold or other factors should be used to determine when prequalification should be used;

Explore the costs and impact of implementing a labor compliance program;

Explore the costs and impact of increasing the level of oversight of contractors' compliance with state law's apprentice-utilization requirements;

Look into the cost of retaining a consultant to conduct a study to determine whether a mandatory local hire ordinance can be justified.

Explore options for, and the related cost and impact of adopting a policy so that a certain percentage of apprentices on the job are local.

Look into the cost of retaining a consultant to conduct a study to determine whether a mandatory local business preference ordinance can be justified.



## **NEW BUSINESS - NONE**



## **OTHER BUSINESS**

10:29:07 PM

Brief Information Only reports from Council and/or Staff, including Committee Reports and Reports by Council related to Meetings attended at City expense (AB1234).





**ADJOURNMENT**

10.1

There being no further business to come before the City Council, the meeting was adjourned at 10:41:34 PM in memory of Maryellen Hanley, employee of Dublin Unified School District, Staff Sgt. Sean Diamond and our fallen troops.

Minutes prepared by Caroline P. Soto, City Clerk.

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_

City Clerk

