

COUNCILMEMBERS  
Michael McCorriston, Mayor  
Dr. Sherry Hu, Vice Mayor  
Jean Josey, Councilmember  
Kashef Qadri, Councilmember  
Janine Thalblum, 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 17, 2024**

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

**CLOSED SESSION 6:30 PM**  
**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](http://www.tv30.org) and on the City's website at: <https://dublin.ca.gov/ccmeetings>

For the convenience of the City and as a courtesy to the public, members of the public who wish to offer comments 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](http://www.dublin.ca.gov). The speaker slip will be made available at 10:00 a.m. on Tuesday, September 17, 2024. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the staff presentation 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.

□ Technical difficulties may occur that make the option unavailable, and, in such event, the meeting will continue despite the inability to provide the option.

### **CLOSED SESSION 6:30 PM**

#### **I. CONFERENCE WITH LABOR NEGOTIATORS**

Agency Designated Representatives: Councilmembers Josey and Qaadri  
Unrepresented Employee: City Manager

### **REGULAR MEETING 7:00 PM**

#### **I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

#### **2. REPORT ON CLOSED SESSION**

#### **3. PRESENTATIONS AND PROCLAMATIONS**

##### **3.1 Recognition of Dublin Little League 10s and 12s Girls Softball Teams**

The City Council will recognize Dublin Little League's Girls Softball teams for their achievements in their State Tournaments and beyond.

##### **STAFF RECOMMENDATION:**

Recognize the teams.

[Staff Report](#)

[Attachment 1 - Certificate of Recognition - Dublin Little League 10U Girls Softball Team](#)

[Attachment 2 - Certificate of Recognition - Dublin Little League 12U Girls Softball Team](#)

#### **4. 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).

#### **5. 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.

### 5.1 Approval of the September 3, 2024 Regular City Council Meeting Minutes

The City Council will consider approval of the minutes of the September 3, 2024 Regular City Council Meeting.

**STAFF RECOMMENDATION:**

Approve the minutes of the September 3, 2024 Regular City Council Meeting.

[Staff Report](#)

[Attachment 1 - September 3, 2024 Regular City Council Meeting Minutes](#)

### 5.2 2024 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](#)

### 5.3 Tract 8649 Francis Ranch – Final Map Notice and Agreement for Long Term Encroachment for Landscape Features

The City Council will receive a notification of the City Engineer’s pending approval of the Final Map for Tract 8649, Francis Ranch. The City Council will consider approving the Agreement for Long Term Encroachment for Landscape Features for Tract 8649, Francis Ranch.

**STAFF RECOMMENDATION:**

Receive the notification and adopt the **Resolution** Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8649, Francis Ranch.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Agreement for Long Term Encroachment for Landscape Features with Tract 8649, Francis Ranch](#)

[Attachment 2 - Exhibit A to Resolution - Agreement for Long Term Encroachment for Landscape Features with Tract 8649, Francis Ranch](#)

[Attachment 3 - Tract 8649 Final Map](#)

### 5.4 Payment Issuance Report and Electronic Funds Transfers

The City Council will receive a listing of payments issued from August 1, 2024 - August 31, 2024, totaling \$8,799,312.47.

**STAFF RECOMMENDATION:**

Receive the report.

[Staff Report](#)

[Attachment 1 - Payment Issuance Report for August 2024](#)

**5.5 Delegation of Authority to the City Manager to Purchase Fleet Vehicles Exceeding \$45,000**

The City Council will consider delegating purchasing authority of fleet vehicles exceeding \$45,000 to the City Manager for the remainder of Fiscal Year 2024-25.

**STAFF RECOMMENDATION:**

Adopt the **Resolution** Delegating Authority to the City Manager to Purchase Fleet Vehicles Exceeding \$45,000 for Fiscal Year 2024-25.

[Staff Report](#)

[Attachment 1 - Resolution Delegating Authority to the City Manager to Purchase Fleet Vehicles Exceeding \\$45,000 for Fiscal Year 2024-25](#)

[Attachment 2 - Administrative Policy 3.6 - Fleet Life Cycle/Replacement](#)

**5.6 Ordinance Adding a Low Carbon Concrete Requirement to the City's Green Building Code in Coordination with the City's Climate Action Plan**

The City Council will consider waiving the second reading and adopting the Ordinance amending the Dublin Municipal Code Chapter 7.94 (Green Building Code) to Amend Section 7.94.050 (Definitions) and to Add Section 7.94.085 (Low Carbon Concrete) and Section 7.94.120 (Low Carbon Concrete). The City Council waived the first reading and introduced the ordinance at the meeting on September 3, 2024.

**STAFF RECOMMENDATION:**

Waive the second reading and adopt the **Ordinance** Approving Amendments to the Dublin Municipal Code Chapter 7.94 (Green Building Code) to Amend Section 7.94.050 (Definitions) and to Add Section 7.94.085 (Low Carbon Concrete) and Section 7.94.120 (Low Carbon Concrete).

[Staff Report](#)

[Attachment 1 - Ordinance Approving Amendments to the Dublin Municipal Code Chapter 7.94 \(Green Building Code\) to Amend Section 7.94.050 \(Definitions\) and to Add Section 7.94.085 \(Low Carbon Concrete\) and 7.94.120 \(Low Carbon Concrete\)](#)

[Attachment 2 - September 3, 2024 Staff Report \(without attachments\)](#)

**5.7 Introduction of an Ordinance Amending Chapter 2.24.020 of the Dublin Municipal Code Pertaining to the City's Conflict of Interest Code**

At the June 4, 2024, City Council meeting, the City Council directed Staff to review the City's Conflict of Interest Code and determine if it needs to be updated. Staff conducted a review of the Code and determined that several positions should be added or deleted. The City Council will consider introducing an ordinance to update the list of designated positions that must file a Statement of Economic Interests (Form 700).

**STAFF RECOMMENDATION:**

Waive the reading and INTRODUCE the Ordinance Amending Chapter 2.24.020 of the Dublin Municipal Code Relating to the City's Conflict of Interest Code, and direct Staff to file the 2024 Local Agency Biennial Notice.

[Staff Report](#)

[Attachment 1 - Ordinance Amending Chapter 2.24.020 of the Dublin Municipal Code Relating to the City's Conflict of Interest Code](#)

[Attachment 2 - 2024 Local Agency Notice](#)

## 5.8 Agreement to Employ Colleen Tribby as City Manager

The City Council will consider approval of an agreement to employ Colleen Tribby as the next City Manager of the City of Dublin. The terms and conditions of her employment were discussed with the appointed Negotiating Committee, consisting of Councilmembers Josey and Qaadri. The Negotiating Committee is recommending the approval of the agreement.

The City Council will consider an amendment to the City Salary Plan to establish the flat monthly salary for the position of City Manager, effective October 11, 2024, to conform with the proposed Agreement.

### **STAFF RECOMMENDATION:**

The Negotiating Committee recommends that the City Council approve and authorize the Mayor to execute the Agreement with Colleen Tribby for employment as City Manager and adopt the **Resolution** Amending the Salary Plan.

[Staff Report - Agreement to Employ Colleen Tribby as City Manager](#)

[Attachment 1 - Agreement between the City of Dublin and Colleen Tribby for Employment as City Manager](#)

[Attachment 2 - Exhibit A to the Agreement](#)

[Attachment 3 - Resolution Amending the Salary Plan](#)

## 6. **PUBLIC HEARING**

### 6.1 **Hexcel Redevelopment (PLPA-2022-00038)**

The City Council will consider the Hexcel Redevelopment Project, which redevelops an 8.81-acre site located at 11711 Dublin Boulevard. The project would demolish the existing 62,175-square-foot former Hexcel research and development building and construct a new 125,532-square-foot light industrial building with 217 parking stalls and related site improvements. The project was first presented to the City Council on March 19, 2024, and the City Council continued the project to a date uncertain so the Applicant could address City Council comments related to the overall project design, compatibility with the Dublin Village Historic Area Specific Plan, and landscape buffer to adjacent properties. The Applicant has since revised the project design and landscaping in response to comments. Requested approvals include a Planned Development Rezone with a related Stage 1 and Stage 2 Development Plan, Site Development Review Permit, and Heritage Tree Removal Permit. The City Council will also consider certification of the Final Environmental Impact Report.

### **STAFF RECOMMENDATION:**

Conduct a public hearing, deliberate, and take the following actions: 1) adopt the **Resolution** Certifying an Environmental Impact Report and Adopting Environmental Impact Findings, Findings Regarding Alternatives, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program for the Hexcel Redevelopment Project; 2) waive the reading and INTRODUCE the Ordinance Amending the Zoning Map and Approving a Planned Development Zoning District with Related Stage 1 and Stage 2 Development Plans for the Hexcel Redevelopment Project; and 3) adopt the **Resolution** Approving a Site Development Review Permit and Heritage Tree Removal Permit for the Hexcel Redevelopment Project.

[Staff Report](#)

Attachment 1 - Resolution Certifying an Environmental Impact Report and Adopting Environmental Impact Findings, Findings Regarding Alternatives, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program for the Hexcel Redevelopment Project  
Attachment 2 - Exhibit A to the Resolution - Final Environmental Impact Report  
Attachment 3 - Exhibit B to the Resolution - Findings Concerning Significant Impacts and Mitigation Measures  
Attachment 4 - Exhibit C to the Resolution - Findings Concerning Infeasibility of Alternatives and Potential Additional Mitigation Measures  
Attachment 5 - Exhibit D to the Resolution - Statement of Overriding Considerations  
Attachment 6 - Exhibit E to the Resolution - Mitigation Monitoring and Reporting Program  
Attachment 7 - Ordinance Amending Zoning Map and Approving a Planned Development Zoning District with Stage 1 and Stage 2 Development Plan for the Hexcel Redevelopment Project  
Attachment 8 - Resolution Approving a Site Development Review Permit and Heritage Tree Removal Permit for the Hexcel Redevelopment Project  
Attachment 9 - Exhibit A to the Resolution - Hexcel Redevelopment Project Plans  
Attachment 10 - Arborist Report  
Attachment 11 - Planning Commission Resolution 23-11  
Attachment 12 - March 19, 2024 Staff Report (without attachments)  
Item 6.1 - PowerPoint Presentation  
SB 343

## **7. UNFINISHED BUSINESS**

### **7.1 Draft Economic Development Strategy**

The City Council will review the draft Economic Development Strategy.

#### **STAFF RECOMMENDATION:**

Review and provide direction on the draft Economic Development Strategy.

Staff Report

Attachment 1 - Draft Economic Development Strategy

Attachment 2 - Economic Development Strategy Implementation Matrix

Item 7.1 - PowerPoint Presentation

## **8. NEW BUSINESS**

### **8.1 Annual Review of the City's Statement of Investment Policy**

The City Council will consider a resolution completing the annual review of the Statement of Investment Policy. The Policy has been updated to clarify the Delegation of Authority and Authorized and Suitable Investments and remove language to the Prohibited Investment Practices to provide more flexibility in the City's investment strategy. While not required by statute, annual review of a local agency's investment policy is recommended by the California Debt and Investment Advisory Commission and is included as a requirement in the City Policy. Additionally, the City Council will consider and provide feedback on the establishment of a Finance and Investment Subcommittee, which would be responsible for reviewing and making recommendations to the City Council on financial matters including the City's investment strategy.

#### **STAFF RECOMMENDATION:**

Adopt the **Resolution** Approving the Annual Review of the Statement of Investment Policy and Delegation of Authority to Complete Investment Transactions and provide feedback and direction on the establishment of a Finance and Investment Subcommittee.

[Staff Report](#)

[Attachment 1 - Resolution Approving the Annual Review of the Statement of Investment Policy and Delegation of Authority to Complete Investment Transactions](#)

[Attachment 2 - Exhibit A to the Resolution - Statement of Investment Policy for City of Dublin](#)

[Attachment 3 - Statement of Investment Policy for the City of Dublin \(Redline\)](#)

[Item 8.1 - PowerPoint Presentation](#)

## **8.2 Overview of the Metropolitan Transportation Commission's Transit Oriented Communities Policy**

The City Council will receive an initial overview of the Metropolitan Transportation Commission's Transit Oriented Communities (TOC) Policy. The TOC Policy is designed to support the region's transit investment by encouraging jurisdictions to adopt transit-supportive land use policies for areas within a half-mile radius of existing or planned transit stops or stations, and to adopt additional policies they intend to further equitable transit-oriented communities. The TOC Policy lays out a menu of policy options for local jurisdictions to choose from. Compliance with the TOC Policy is required to qualify for future One Bay Area Grant (OBAG) transportation funding. Additionally, funding for Valley Link is tied to compliance by the local jurisdictions served by them.

### **STAFF RECOMMENDATION:**

Receive the staff presentation.

[Staff Report](#)

[Attachment 1 - Alameda CTC CIP Five Year Programming with Two-year Allocation for the City of Dublin](#)

[Attachment 2 - MTC's Transit Oriented Development Draft Administrative Guidance](#)

[Item 8.2 - PowerPoint Presentation](#)

## **9. CITY MANAGER AND CITY COUNCIL REPORTS**

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](http://www.dublin.ca.gov/ccmeetings).

*Mission*

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