

6:00 p.m. - Closed Session
7:00 p.m. - Regular Meeting
Hercules City Council
January 24, 2012

Council Chambers
City Hall
111 Civic Drive
Hercules, CA 94547

CITY COUNCIL AGENDA

Cablecast live on Comcast Channel 28, AT&T Channel 99 and webcast live via the City's website at www.ci.hercules.ca.us

I. PUBLIC COMMUNICATION – CLOSED SESSION ITEMS

II. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY CLOSED SESSION

The Hercules City Council/Redevelopment Agency will meet in Closed Session regarding the following:

1. Pursuant to Government Code Section 54956.8 CONFERENCE WITH REAL PROPERTY NEGOTIATOR Regarding Assessor Parcel Numbers 4040100044, 4040100051, 4040100069, 4040200653, 4040200844, 4040200851, 4040200869, 4040300198, 4040300222, 4044900803, 4044901009, 4046700169, 4046700177, 4046700185. Property commonly known as Hercules Bayfront. The City's/Agency's Negotiators are Steven Duran, City Manager/Executive Director, Charlie Long, Executive Project Manager, Intermodal Transit Center/Bayfront Project and Patrick Tang, City Attorney/Agency Counsel
2. Pursuant to Government Code Section 54956.8 CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Property Subject To Negotiation Is Generally Described As The Sycamore North Or Sycamore Downtown Project Currently Being Constructed On Sycamore Avenue In Hercules. The City's/Agency's Negotiators are Steven Duran, City Manager/Executive Director, Frank Fox, Real Property Manager and Patrick Tang, City Attorney/Agency Counsel. Under Negotiation Will Be Price And Terms
3. Pursuant to Government Code Section 54956.8 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Regarding Assessor's Parcel Numbers 404-020-057-0 and 404-020-058-8, Generally Described As Sycamore Crossing. The City's/Agency's Negotiators are Steven Duran, City Manager/Executive Director, Frank Fox, Real Property Manager and Patrick Tang, City Attorney/Agency Counsel Under Negotiation Will Be Price And Terms
4. Pursuant to Government Code Section 54956.9(b), CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION – One Case

III. ROLL CALL – CALL TO ORDER – REPORT ON ACTION TAKEN IN CLOSED SESSION

IV. PLEDGE OF ALLEGIANCE

V. MOMENT OF SILENCE

VI. CITY OF HERCULES INTRODUCTIONS/PRESENTATIONS

1. Receive Presentation Regarding The Doctors Medical Center Stroke Program

VII. AGENDA ADDITIONS/DELETIONS

VIII. PUBLIC COMMUNICATIONS

This time is reserved for members of the public to address issues not included in the agenda. In accordance with the Brown Act, Council will refer to staff any matters brought before them at this time, and those matters may be placed on a future agenda.

Individuals wishing to address the City Council are asked to complete a form indicating the name and address of the speaker and the general topic to be addressed. Speakers must make their comments from the podium and will be allowed three (3) minutes to discuss their concerns. All public comments are recorded and become part of the public record. A limit of thirty (30) minutes will be devoted to taking public comment at this point in the agenda. If any speakers remain at the conclusion of the initial thirty-minute period, time will be reserved at the conclusion of the meeting to take the remaining comments.

IX. CITY COMMISSION AND AD HOC COMMITTEE REPORTS

X. CONSENT CALENDAR

The Consent Calendar consists of items that are considered to be routine and are recommended for approval. These items may be acted upon and approved by one motion of the City Council. However, individual items may be removed from the Consent Calendar, for discussion, by individual Council Members wishing to consider the matter separately.

1. Adopt A Resolution Authorizing The City Manager To Negotiate And Execute An Amendment To The Existing Agreement With Charles A. Long For Advisory And Project Management Services, Extending The Term By One Month To February 29, 2012 And Authorizing An Additional Expenditure Of An Amount Not To Exceed \$5,000, Bringing The Total Maximum Expenditure Under The Amended Agreement To \$75,000
2. Adopt A Resolution Authorizing The City Manager To Execute An Amendment To An Existing Agreement With Art McAuley Solutions, For An Amount Not To Exceed

\$60,000, To Provide Energy, Utility Operations Management And Consulting Services To The Hercules Municipal Utility Through June 30, 2012

XI. UNFINISHED BUSINESS

XII. PUBLIC HEARING

1. Adopt A Resolution Amending The City Of Hercules Master Fee Schedule To Include An Administrative Charge Of An Amount Not To Exceed \$20.00 For The Inspection And Certification Of Correctable Traffic And Parking Citations Issued By Agencies Outside Of The Hercules City Limits

XIII. COMMUNICATIONS

XIV. CITY COUNCIL REPORTS AND RESOLUTIONS

1. Conduct Discussion And Authorize Recruitment For All Vacancies And Expiring Terms On The Various City Commissions, Committees And Boards And Schedule Date And Time For Candidate Interviews
2. Receive Report And Conduct Discussion Regarding The Approved Locations For Posting Of Political Signs On Public Property

XV. CITY MANAGER REPORTS AND RESOLUTIONS

1. Adopt A Resolution Authorizing The City Manager To Finalize And Execute A Purchase And Sale Agreement With Property Development Centers For The Sycamore Crossing Site For The Development Of A Safeway Anchored Shopping Center
2. Consider A Request From The Friends Of The Hercules Library For A Waiver Of Banner Fees
3. Adopt A Resolution Approving And Authorizing The Execution Of A Termination Of Affordable Housing Agreement Between The City And The Redevelopment Agency Of The City Of Hercules For The Sycamore North Project
4. Adopt A Resolution Approving A Funding Program From Wastewater Revenue Bonds And Authorizing Execution Of A Contract In The Amount Of \$298,780 With BKF Engineering For Design Services The Intermodal Transit Center Project
5. Receive Report Regarding Election Of City Finance Director Or City Treasurer
6. Adopt A Resolution Determining That The Sale Of The Hercules Municipal Utility Is In The Public Interest And Necessity Pursuant To Article 2, Chapter 1, Division 5 Of The California Public Utilities Code (Section 10051 Et. Seq.) And Directing Staff To Notice A Public Hearing And First Reading For The Adoption Of An Ordinance

Calling For A Special Election On June 5, 2012, To Obtain Public Approval For The Sale Of The Utility

7. Adopt A Resolution In Support Of The Proposed Bayfront Intermodal Transit Center Project And Directing Staff To Update And Revise As Necessary The Funding Plan For Submittal To The Contra Costa Transportation Authority With A Request To Advance Measure J Funds To Phase I Of The Project

XVI. PUBLIC COMMUNICATIONS

XVII. CITY COUNCIL/CITY MANAGER ANNOUNCEMENTS AND CITY COUNCIL COMMITTEE, SUB-COMMITTEE AND INTERGOVERNMENTAL COMMITTEE REPORTS

This is the time for brief announcements on issues of interest to the community. In accordance with the provisions of the Brown Act, matters which do not appear on this agenda but require City Council discussion may be either (a) referred to staff or other resources for factual information or (b) placed on a future meeting agenda.

XVIII. INTERGOVERNMENTAL ISSUES

XIX. ADJOURNMENT

Redevelopment Agency Meeting
City of Hercules
January 24, 2012
Immediately Following the Regular
City Council Meeting

Council Chambers
City Hall
111 Civic Drive
Hercules, CA. 94547

REDEVELOPMENT AGENCY MEETING

I. CALL TO ORDER--ROLL CALL

II. AGENDA ADDITIONS/DELETIONS

III. PUBLIC COMMUNICATIONS

IV. CONSENT CALENDAR

1. Adopt A Resolution Approving And Authorizing The Execution Of A Termination Of Affordable Housing Agreement Between The Agency And The City Of Hercules For The Sycamore North Project

V. PUBLIC HEARINGS

VI. EXECUTIVE DIRECTOR REPORTS AND RESOLUTIONS

VII. ADJOURNMENT

THE HERCULES CITY COUNCIL AND THE REDEVELOPMENT AGENCY ADHERE TO THE FOLLOWING POLICIES, PROCEDURES AND REGULATIONS REGARDING CITY COUNCIL MEETINGS:

1. In compliance with the Americans with Disabilities Act, if you require special accommodations to participate in a City Council or Redevelopment Agency meeting, please contact the City Clerk at 510-799-8215 at least 48 hours prior to the meeting.
2. If you challenge a decision of the City Council or Redevelopment Agency in court, you may be limited to raising only those issues you or someone else raised at the Council Meeting or in written correspondence delivered at, or prior to, the Council Meeting. Actions challenging City Council or Redevelopment Agency decisions shall be subject to the time limitations contained in Code of Civil Procedure Section 1094.6.
3. Persons wishing to add an item to an agenda must submit the final written documentation 12 calendar days prior to the City Council or Redevelopment Agency Meeting.
4. In order to ensure the efficient conduct of City Council/Redevelopment Agency meetings, and to provide opportunities for all interested persons to speak and be heard, the City Council will adhere to the following meeting procedures:

Public Comment Period

- Persons wishing to speak must complete and submit a speaker's card.
- The City Council will listen with respect and an open mind.
- Council responses to speakers will be as follows:
 - 1) Short answers by Council or staff as appropriate; or
 - 2) Item is directed to staff for later action/ follow-up; or
 - 3) Item is placed on a future agenda
- Conversation between the public and staff or the City Council will not be allowed.
- A three-minute time limit per speaker will be enforced when there are numerous speakers addressing a single agenda item.

Process for Addressing Agenda Items Before the City Council

- Mayor reads the agenda item
- Staff presents their report
- Council questions staff
- Public comments are heard
- Council discusses item
- A motion is made
- Final Council discussion
- Council votes or provides direction to staff