



MEMORANDUM

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DATE: March 25, 2011

TO: Mayor Joanne Ward and City Council Members  
City Employees  
Members of the public

FROM: Fred Deltorchio, Interim City Manager

SUBJECT: Interim City Manager's Weekly Report

**Overview of Report:** The following topics are included in this week's update:

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**Town Hall Meeting to Present MRG review:** On Tuesday, March 29, we will be hosting a town hall meeting at 6:00pm to present the findings of the financial review conducted by Municipal Resource Group (MRG). I'm encouraging all members of the community, including residents, business owners and city staff, to attend this very important presentation. The meeting will be broadcast live on HCTV and streamed through the web.

**Bayfront/ITC Project:** On Monday, the Bayfront Task Force met and on Tuesday, the City Council approved preliminary deal points for a private project partnership. The deal points are non-binding and only allow negotiations with the developer to continue. There are still numerous challenges with completely a deal with the project including the State's plan to eliminate redevelopment agencies and the City's current financial situation. The next meeting of the Bayfront Task Force is tentatively scheduled for Thursday, April 21 at 6:00pm.

Other tasks that were completed include:

- City staff submitted (2) project requests to Senator Boxer's office on March 24<sup>th</sup> under the Water Resources Development Act (WRDA) for an Army Corps of Engineers authorizing bill.
- The Bayfront Project Team continues to prepare concept application materials in anticipation of the Urban Greening Grant program and Caltrans Transportation Planning grants.
- The City solicited bids from two firms to provide the 3<sup>rd</sup> party review of the deal points.

**June 7<sup>th</sup> Special Election:** Nomination periods for the City Council vacancy and the Recall Election have ended. The following candidates have been confirmed for the June 7<sup>th</sup> election. Candidates are listed in the order in which they will appear on the June 7<sup>th</sup> ballot, as determined by the Secretary of State's randomized alphabet drawing.

Candidates to fill vacancy created by the resignation of Ed Balico:

Mark Anthony Jones

Sherry McCoy

Dan Romero

Candidates for recall:

William Wilkins – seeking to replace Joanne Ward

Gerard Boulanger – seeking to replace Don Kuehne

Virgilio de la Vega – seeking to replace Joanne Ward

**Commission/Committee Appointments:** The annual recruitment for expiring terms on the various city commissions and committees was completed this week. Interview of applicants was conducted on Friday, March 18. At their meeting of March 22, 2011, the City Council made the following appointments:

Planning Commission: Jose Bibal, Michael Bowermaster and Richard Mitchell

Community and Library Services Commission: Steve Kirby, Adoria Williams-Weinstein, Jo Ellen Marcotte and Justin Jones – Youth Commissioner

Contra Costa County Council On Aging: Gerald Richards – Incumbent

CCTA Transportation Advisory Committee: Ludwig Bednarz - Incumbent

Mosquito and Vector Control Board: Jeff Bennett - Incumbent

**Carson Street Slide:** Heavy rains have worsened a landslide on Carson Street. Four homes in the 200 block of Carson Street had previously been vacated but due to this week's storm, the homes were also red tagged. One of the homes is already owned by the HOA and another is owned by a bank. The Building Division oversaw the disconnection of all the utilities this week and has been regularly monitoring the slide. Right now, the concern is that removing the homes will actually worsen the slide, since the homes are acting as a barrier. If the situation changes our Building staff is prepared to take action.

**Property:** John Stier and Frank Fox continue to work on managing City property including the possibility of selling some of the City owned (previously RDA owned) parcels. Safeway is interested in the Sycamore Crossing site and Costco is in discussions with the landowners of the 'Hilltown' area. These discussions are still in the very early stages, but I think both retailers could be positive additions to the Hercules business community. Public input will be sought before any deal is finalized.

**RFP For Affordable Housing Services:** This week, the City has released a request for proposals ([RFP for Affordable Housing Services](#)). Staff expects to consider and compare responses to the RFP as well as those applications received for the Affordable Housing Manager position and to make a recommendation to Council in May. Submittals are due April 14.

**Oak Harbor Freight Lines (Yellow Freight):** This week, the lease of the yellow freight property was approved by the City Council. The tenant, Oak Harbor Freight Lines, is scheduled to be on site by April 1, 2011. The public works department will complete the final tenant improvements this week (new HVAC, flooring repairs, new dock doors, and fence repairs).

**Marijuana Cultivation:** On March 21, at 11:00 a.m. Hercules Detectives served a search warrant at 2266 Lupine for the Marijuana grow and theft of utilities that was discovered the previous night when officers checked the residence after the front door was reported open. Detectives located 20 lbs of marijuana bud in the drying stages. Also collected were 932 plants in various stages of growth weighing approximately 320 lbs. The owner of the residence Heidi Wong told Detectives said that the Lupine residence was a rental.

**Hercules Transit Center Meeting:** On Tuesday, I met with representatives from BART, the City and WestCAT to discuss improvements to the Hercules Transit Center (HTC) located on Willow. I am pleased to report that several issues were quickly addressed including correcting the sprinkler timing, fixing and relocating two bike lockers to improve access to the public restroom and replacing a step down transform to correct an

electrical issue on the site. Also, since the contract with Fernandez Commercial Cleaning was cancelled and this service will now be provided by in-house staff, the team believes this cost savings will result in the transit center generating some monthly revenue. Any revenue that is generated will go to pay for additional improvements to the site.

**Check Registers:** Several members of the public have requested the City post the check registers for easy viewing on the website. Last Fall, the City began making the check register available at the front counter on a weekly basis. The Finance Subcommittee supported the recommendation to also post this report on the website. The Finance department has created a page, called [Disbursement List](#) for the registers, which will be posted every Monday. I will also be posting a link from my weekly report for the next few weeks, so residents are made aware of its availability.

**Cost Savings:** As another cost savings measure, I met with Pinole City Manager Belinda Espinosa and Pinole Public Works Director Dean Allison. We discussed ways to share services and therefore share cost savings. One easy cost savings was to slurry seal our streets at the same time. Hercules will also be utilizing Mr. Allison to review engineering plans. A portion of Mr. Allison's salary is paid by Hercules wastewater rate payers, so this service will be at no additional cost to us. We continue to look for additional ways to reduce expenditures and operate more efficiently.

**Two Arrested for Graffiti:** On March 22, at 12:29 p.m. Hercules and Pinole officers responded to the Union Pacific Railroad tracks between Santa Fe and Tennent for subjects spray painting graffiti on the train cars. Ezana Yohannes, and Jeffery Vilsaisack, from Pinole, were arrested for felony vandalism and transported to HPD. Union Pacific Police responded and took over the investigation.

**Theft of Car Parts:** On March 17, at 6:48 p.m. a resident in the 300 block of Newbury reported the theft of a catalytic converter that was stolen from his Toyota Tacoma sometime between March 14<sup>th</sup> and March 17<sup>th</sup>.

**Theft of Car Parts:** On March 18, at 7:58 a.m. a resident in the 100 block of Oxford reported the catalytic converter of his Toyota Tacoma was stolen sometime during the night.