



MEMORANDUM

DATE: December 10, 2010

TO: Mayor Kris Valstad and City Council Members
City Employees
Members of the public

FROM: Nelson Oliva, City Manager

SUBJECT: City Manager's Weekly Report

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

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The City Managers weekly report will continue to be provided as previously implemented.

Council Direction: Council has asked that no changes be made to the matters that were underway during the Interim City Managers tenure. I do not see any immediate need to move off course on the issues and agree that some of the changes implemented during my absence make sense for the health of the organization.

Thank you to the Hercules Community: I want to thank all of you for your support and well wishes during my absence. I truly appreciate the concern and demonstration of caring from the community. Getting back to work is always a challenge, but also very interesting to say the least. A big THANK YOU goes out to city staff who have continued to do their job in serving the community.

Council Appointment: On Tuesday, December 14, the two newly elected Council members-John Delgado and Myrna deVera, will be sworn into office. Prior to the new Council members coming on board, the current Council will consider terminating the City's contract with Affordable Housing Solutions Group (AHSB) and bringing many of those services in house. It is important for the Community to understand that terminating the agreement with AHSB, does not terminate the Affordable Housing programs, it only changes the staffing of those programs. The [full agenda](#) is available for your review.

As a result of the swearing in of Myrna deVera to the City Council, the Planning Commission will have a vacancy. I'm asking the new Council to begin the discussion and possibly make an interim appointment to the Planning Commission to fill the vacancy between now and March, when her term would expire. A complete recruitment for the three expiring terms on the Planning Commission will begin shortly after the holidays.

New Council Agenda: Besides the discussion of the appointment of an interim planning commissioner, the new council will address the issue of retaining a fiscal consultant to review the city and agency financial condition. Upon this task being completed, community workshops on the matter will be scheduled.

Also on the agenda will be an update on the progress of the negotiations with Anderson Pacific, developer of the Bayfront/waterfront project. Staff and developer representatives have been working on a set of Public Private Cooperation Principals for the development to be used to produce a DOPA (Development and Owner Participation Agreement).

Holiday Schedule: Several city facilities will operate under a modified holiday schedule. Please contact the facilities that deliver services you use to verify their holiday schedule. Also, the City Council will consider cancelling the second meeting in December as part of the holidays.

Status Update on Various Engineering Projects:

Sycamore Avenue Utility Relocation – Sanitary Sewers: Bids were opened on Dec. 7 with excellent results. There was a low bid of \$888,000, which includes the removal and disposal of the existing lines. The item will be presented to Council to consider the award of contract at the January 11 meeting. Currently the sewer lines are located within the Sycamore Crossing parcel. The relocation will place these lines within the public right of way allowing for development to be able to use the entire parcel. We estimate this will increase the development area by at least one acre.

Hercules Sewer Plant Closure: Construction is underway with the rock blanket nearly complete. The earthen fill is unfortunately, weather dependent, but should be completed

within the next 2 weeks. After the fill is in place, the enclosure fence will be removed. Additional structures will also be removed from the site.

Bayfront Lift Station Gravity Sewer: The sewer lift that serves the Promenade development is a temporary station. The plans to eliminate the station and the flow to a station located in the corporate yard property are 95% complete and the project should be ready for bid in January 2011. This infrastructure improvement is part of the waterfront development process.

Palm Avenue Relocation: Construction is on winter suspension. We are still waiting for EBMUD plans, but these should be ready before the project restarts in the spring.

Sycamore Crossing – EBMUD Aqueduct Relocation: This project is ready to bid pending the final payment to EBMUD of \$200,000 for preparation of the plans. Several sections of this infrastructure have been relocated during previous development projects in the city. The relocation of this pipeline will release about two acres of property, which can be developed as part of the project. The pipeline will be relocated to the public right of way within San Pablo Avenue.

Hercules Bayfront Vesting Tentative Map: The map was circulated to various agencies and internally to solicit comments to aid in formulating conditions of approval. Four comment letters of little substance were received. Brent Salmi is working with planning and engineering to develop conditions for the map.

Yearly Sidewalk Replacement Project: Currently out to bid. Opening Dec. 14. Engineer's estimate \$43,000.

John Muir Parkway Phase 2: Plans are 95% complete. Bidding is awaiting completion of plans and final environmental approval. This will complete the road from its current termination point to the waterfront and is part of the waterfront development.

Bayfront Bridge: Plans are complete and bidding is awaiting final environmental approval. This will be the connector from Bayfront Avenue and the waterfront to the John Muir Parkway project.

Intermodal Transit Center: This week, staff met with the Regional Water Quality Control Board staff to answer questions regarding the project and the EIR/EIS. We also are meeting with our federal partner (the Federal Transit Administration) next week to go through the EIR/EIS comments and other issues. We are continuing further "stand-alone" phasing of the project and matching the phasing to the funding.

Coscol Petroleum Marine Terminal Deconstruction and Pipeline Abandonment:

Deconstruction activities at the Marine Terminal work site were conducted between May 18, and October 27, 2010. Shore-side pipeline abandonment work was performed August 12 through August 23, 2010. The last project field task, disposal and/or recycling of deconstruction debris, was completed on November 9, 2010. The project was conducted under the oversight of the California State Lands Commission.

Housing Element: Response to the State of California Dept. of Housing and Community Development's (HCD) comments were sent to the City's consultant who is now preparing a letter to HCD for review. HCD should send reply early next year either they want more clarification, or they accept our explanations. If HCD accepts our explanations, we will proceed to Planning Commission for recommendation on Draft Housing Element. City Council makes final decision on Housing Element.

Duck Pond Park: Due to poor weather conditions, the project has been delayed, but is expected to be completed mid-January. The majority of the concrete work has been completed. Phase II of the park was approved and will include the following: additional pathway connecting to the rear of the existing trail, additional irrigation, some additional landscape, trees and a dedicated area for future Memorial Tree Grove.

Parcel C/Former Wal-Mart: Staff is working with two companies to possibly generate some revenue into the City by using Parcel C for temporary storage and off haul of soil.

Police Operations: Detectives continue to follow up on the December 3 front door shooting of the 9 year old girl at 121 Brighton. They hope to have the suspect identified and an arrest warrant issued in the near future.

Officers conducted undercover patrols in residential neighborhoods in response to an increase in reported daytime home burglaries in the last month. We ask the community to report any suspicious activities so that police may respond to potential criminal issues.

Police Explorers: The Police Explorers provided traffic control during the December 3 Tree Lighting Ceremony at Market Hall and assisted at the Bicycle Safety Day at Hanna Ranch Elementary School on December 4.

Hercules Arrest Warrants Now Handled Locally: Effective October 1, 2010, Contra Costa County began transferring all Hercules arrest warrants to our agency. Prior to this date, the county received, maintained, and entered all warrants into our shared database systems. As a result of an audit, the county is transferring responsibility for this task to each local agency.

Our records staff is in the process of converting all existing Hercules arrest warrants to our agency. The process will take about 3 months and require staff time not normally calculated in existing duties.