



# Look Inside Lincoln

Bimonthly City Manager's Report

Jennifer Hanson, City Manager

## INSIDE LINCOLN MONTHLY UPDATES

### Looking Back

(These items occurred prior to August 20, 2020)

#### Recruitment and Selection:

<u>Position - Regular</u>	<u>Status</u>
Public Safety Dispatcher I/II	Continuously Accepting Applications
Reserve Police Officer	Continuously Accepting Applications
Reserve Firefighter	Continuously Accepting Applications
Refuse Truck Driver	Continuously Accepting Applications
Police Officer	Continuously Accepting Applications
Economic Development Manager	Recruitment in Progress

**Two new LPD Officers:** Two police officer applicants are in the final stages of the hiring process. They would replace the two officers who were recently promoted to sergeant.

**California Wildfires:** Fire and Police personnel are assisting with several of the fires in Northern California.

**Small Cell Communication Facilities:** On the evening of August 19th, the Community Development Department staff brought forward a proposal to amend the zoning code related to small cell communication facilities. As noted in the Planning Commission staff report, the proposal consists “of a Zoning Code Text Amendment to enact Lincoln Municipal Code, Chapter 18.43 – Small Cell Communication Facilities to facilitate the deployment of small cell communications facilities throughout the City”. The Planning Manager, Jim Bermudez, presented a thorough and well thought out presentation that encompassed project specifics and community members' questions. At the end of the staff’s presentation, chair Johnson opened the public hearing

for public comment. Only two individuals requested to speak during the public comment period. Thereafter, each planning commissioner had an opportunity to pose their questions. At the conclusion of the public comment period and planning commission deliberation, the commission approved the resolution by a 5 to 1 vote. The item will move forward to City Council for final consideration.

**Capital Improvement Projects:** All Capital Improvement Projects will be updated on the attached CIPTracker Report on at least a monthly basis. Individual Inside Lincoln updates will only be provided for a select group of high-profile projects as needed.

CIP Tracker and its associated map are available on the City’s website at the following location:

<http://www.lincolncalifornia.gov/city-hall/departments-divisions/engineering/cip-projects>

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## Looking Forward

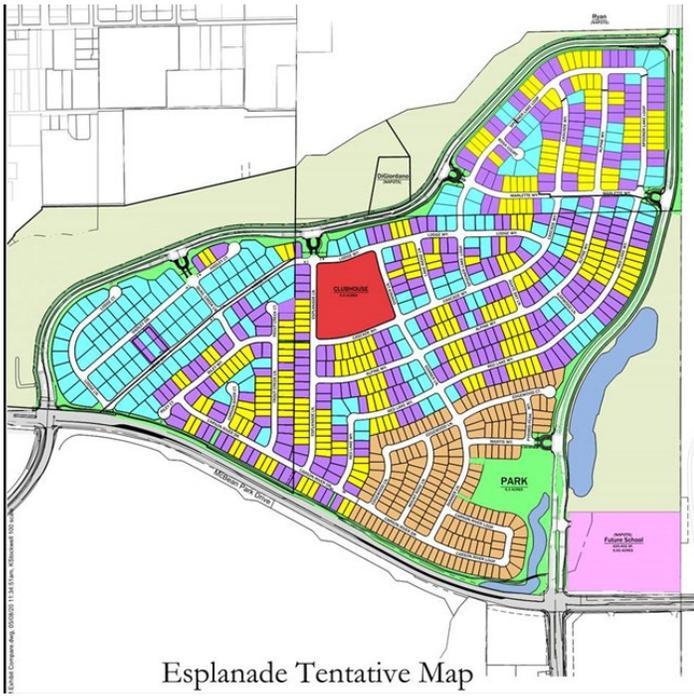
(These items occur after August 20, 2020)

**District Attorney Electronic Filing System:** The District Attorney's Office has rolled out an electronic filing system designed to move toward a paperless process. Beginning next week our Police Department will submit reports, photos, description of evidence, etc electronically as opposed to delivering hard copies.

**New Commercial Building:** An application to construct a 9,900 square foot commercial building with a single drive-through lane was submitted to the City for consideration. The project is located north of Twelve Bridges Drive and east of Colonnade Drive, specifically on assessor’s parcel number 329-010-046. The proposed commercial building is configured for multiple retail tenants with the expectation of two (2) food users, which includes a coffee business that will incorporate a drive-through lane for service. The project is currently in the Design Review stages of the entitlement process and is anticipated to be presented at the next Planning Commission hearing date to occur in September.

**Interactive Development Activity Map:** After much anticipation, staff is close to finalizing an interactive web map that will be available to the public by the end of the month. This new and improved interactive map will allow anyone from the public to view all entitlement applications for private development that are under review. The map will provide project specifics, location, and project manager information.

**Esplanade at Turkey Creek:** Taylor Morrison Homes has recently purchased Phase 1 and submitted an application for the Esplanade at Turkey Creek Project. The Esplanade project is proposed to be 683 Village Low Density Residential (VLDR) lots, and 179 Village Medium Density Residential (VMDR) lots. The Esplanade is proposed to be a private, gated, age-restricted community.



**PCWA Metering Station:** Asphalt paving, asphalt curbs, and fence posts were installed since the last report. The contractor is in the process adjusting utility covers to grade in the new asphalt. Installation of the fence fabric, gates and automatic gates to follow next. Final check out of SCADA is pending the completion of PCWA’s system-wide software upgrade which is expected to be complete within two weeks. Final completion is anticipated in September.

The City and PCWA continue working on a Memorandum of Agreement (MOA) to memorialize items like limits of responsibility for various utilities, shared maintenance items like access roads, and shared use of fiber optic facilities.



**5 MG Water Tank at Verdera North:** The tank subcontractor submitted a plan to address the minor leakage that was revealed during hydrostatic testing. The plan was approved, and the subcontractor is addressing leakage by sealing concrete cold joints and visible cracks by pressure injecting epoxy sealant in suspect areas. This will require draining the tank. However, the backfill around the tank will be done first to allow other improvements like paving and other site work to move forward.

The bio-retention pond is now complete. Tree planting is continuing and should be complete in the next two weeks. Water Operations staff met with the contractor to coordinate the final tie-in of the 36-inch transmission pipe that connects the tank to the City’s system. The tie in should happen within the next three weeks. Delivery and installation of the 36-inch flow meter is anticipated in early November.

Remaining major items of work include roofing on control/sampling building, flow meter and vault, installation of the altitude valve, disinfection of the tank, fiber optic cabling, SCADA integration, fencing and paving. Substantial completion is anticipated in late-September and final completion in early November.



**East Side Sewer, Water and Street Rehabilitation:** As a result of the conflicts discovered during potholing with the existing gas lines, the pavement design is being reevaluated to determine an alternate structural and asphalt section. Staff is consulting with a geotechnical engineer to provide additional information and design criteria. An alternative design is anticipated to be agreed upon with the contractor by the end of next week.

**Sewer Hot Spots Repairs:** City Council approved the additional change order authority on August 11, 2020. The contractor has scheduled the pavement restoration to begin early next week. The remaining punch list items are also anticipated to be complete next week. The project is anticipated to go before City Council in September for Notice of Completion.

**East Avenue Water Replacement:** The contractor has completed the installation of the new water main on A Street along with the new water service lines. Testing was completed earlier this week and the first water main connection is scheduled for Thursday this week. Service line swap overs are anticipated to begin Friday, pending weather, and will continue through the end of next week. The remaining water main connections will be scheduled following the completion of the water service work, pending weather constraints.

### **Development:**

**Cresleigh Grove:** Construction of improvements for the Cresleigh Grove subdivision have re-started at the beginning of August. Contractor is onsite installing joint trench improvements, and is approximately 40% complete with joint trench work. Upon completion of joint trench work, the wet utility contractor will need to complete and test the water and sewer improvements prior to roadway construction.

The Subdivision Improvements Agreement (SA) expires on September 11, 2020. It is going to require the developer until at least November to complete the project, and Cresleigh has requested an extension to the SIA. Staff has provided an offer to Cresleigh for additional conditions to the project that will assist the City in providing for long term financial stability to fund the services attributable to the subdivision. Staff is waiting for a response from the developer. Should Cresleigh choose not to accept the additional conditions from the City for an extension to the SIA, options to the City include making a claim on the subdivision Performance Bond.

### **Twelve Bridges Village 10:**

Phase 2:

- Contractor continues to install dry utility infrastructure. After dry utility installations, contractor will begin grading the roadway and pedestrian areas.

### **Turkey Creek Estates:**

McBean Widening:

- Contractor awaiting PG&E power pole relocation. This work has been rescheduled by PG&E due to current weather conditions. After pole relocation the contractor can complete the north (westbound) widening and resurface the roadway.

Phase 1 & 3A:

- Contractor completing the utility verification as all improvements are substantially complete. Punch list will be compiled for the onsite improvements in the coming weeks.

### **Independence:**

Phase 1 Infrastructure:

- Paving is complete, contractor adjusting utilities to grade.

Unit 1:

- Paving is complete, contractor adjusting utilities to grade.

Street 7 Bridge:

- Remove and replace undocumented fill around abutments.
- Approach slab and wing walls to begin week of 8/24.

#### Sewer Pump Station 7:

- Contractor is obtaining building permits for perimeter wall at pump station.
- Upon completion of perimeter wall, contractor will begin mechanical improvements including generator, control panel and SCADA improvements.

#### Phase 2 Infrastructure,

- Begin sewer installation week of 8/24.

#### Unit 3, Unit 4:

- Schedule to be determined, this work will follow Phase 2 Backbone Infrastructure

#### **Village 1 Phase 1:**

##### Epic 3:

- Completed paving, contractor currently adjusting utility boxes
- Contractor installing water meter setters
- Contractor installing joint trench utilities

##### Enclave:

- Contractor placing curb/gutter/sidewalk, corner ramps and drain inlets

##### Walkup Ranch:

- Contractor continues to rough grade site

##### La Bella Rosa:

- Vegetation clearing underway
- Minor rough grading has begun to export material to the Walkup Ranch site

##### McBean Widening:

- Contractor will begin 60" storm drain installations on 8/27 after the temporary signal work is complete

##### Ferrari Ranch Road Extension

- Currently completing the 30" sewer line to the Phase 1/Phase 2 line, which is where Walkup Ranch and La Bella Rosa will connect in the future
- Storm drain improvements are under construction connecting the new subdivisions to Auburn Ravine pond
- Temporary signal installation will be complete and into service on Wednesday 8/26, at which time the existing northern signal poles will be removed and replaced as part of the future improvements.

#### **Meadowlands:**

##### Offsite Improvement (Includes 9th Street, 12th Street, East Ave, Gladding Road):

- Contractor working on 60" storm drain on 12th Street. Work was delayed due to PG&E cancellation of pole-hold support.
- Grading for new curb and gutter underway on 9th Street.
- Contractor struck one of the new manholes on 9th Street and it will need to be reconstructed prior to paving 9th Street.
- Contractor is addressing unsuitable soil on 12th Street in anticipation of roadway construction.

##### Large Lot 3:

- No activity, waiting for final improvement plans.

#### Large Lot 4:

- Contractor is currently installing joint trench infrastructure.
- Upon completion of joint trench work, contractor will begin roadway grading.

**Twelve Bridges Village 25:** Contractor beginning project setup, including SWPPP installation, water tower and laydown area. Rough grading anticipated to begin the week of 8/31.

**Twelve Bridges Village 1 Phase 2:** Developer anticipates entering a contract with the general contractor and material submittals/procurement are anticipated to commence in the coming weeks.

**John Adams Academy:** Contractor is replacing over 50% of the new sidewalk due to ADA compliance violations. Punch list items will follow completion of sidewalk repairs.

#### **Lincoln Meadows:**

##### NID Diversion Canal:

- Preconstruction meeting scheduled for 8/20/2020
- Work includes relocation of open canal that crosses future Lincoln Meadows development area to the shoulder of Virginiatown Road and Hungry Hollow Road.

#### **Public Works:**

**Playgrounds:** In the early 2000s, the City of Lincoln adopted poured in place resilient matting for new playgrounds. Many of those playgrounds are now 15 or more years old and the resilient matting is requiring replacement. These parks and the estimated cost to replace the resilient matting are as follows:

- Brown Park: \$39,581
- Coyote Pond Park: \$41,107
- Machado Park: \$90,737
- Sheffield Park \$73,284
- Foskett Park: \$91,452
- Peter Singer Park: \$82,897
- 12 Bridges Park: \$29,176

Maintenance of all these parks are funded primarily through Landscaping and Lighting District No. 1 (LLAD), which is anticipated to expend all available reserves other than that amount that is necessary to provide for the minimum necessary for cash flow of operating expenses within five years, leaving zero balance available for capital replacement projects. Brown Park, Machado Park and Sheffield Park are located in LLAD Zones that are already operate with structural deficits that would result in immediate subsidies from the General Fund. It is anticipated that additional capital replacement projects will be necessary in the next 15 to 20 years to replace

playground equipment, playground equipment and other park amenities as they reach their anticipated useful life. If additional revenue sources are not developed for these types of capital replacement projects, the City will need to either subsidize the expenses from the General Fund or close the playgrounds.

**Open Space Trail Conditions and Repairs:** Most of the open space trails and pathways in the City of Lincoln are now over 15 years old and beginning to require substantial repairs due to age, subgrade settlement and root lift. Sections of trails in Lincoln Crossing and 12 Bridges have recently been posted as being closed while repairs are being made.

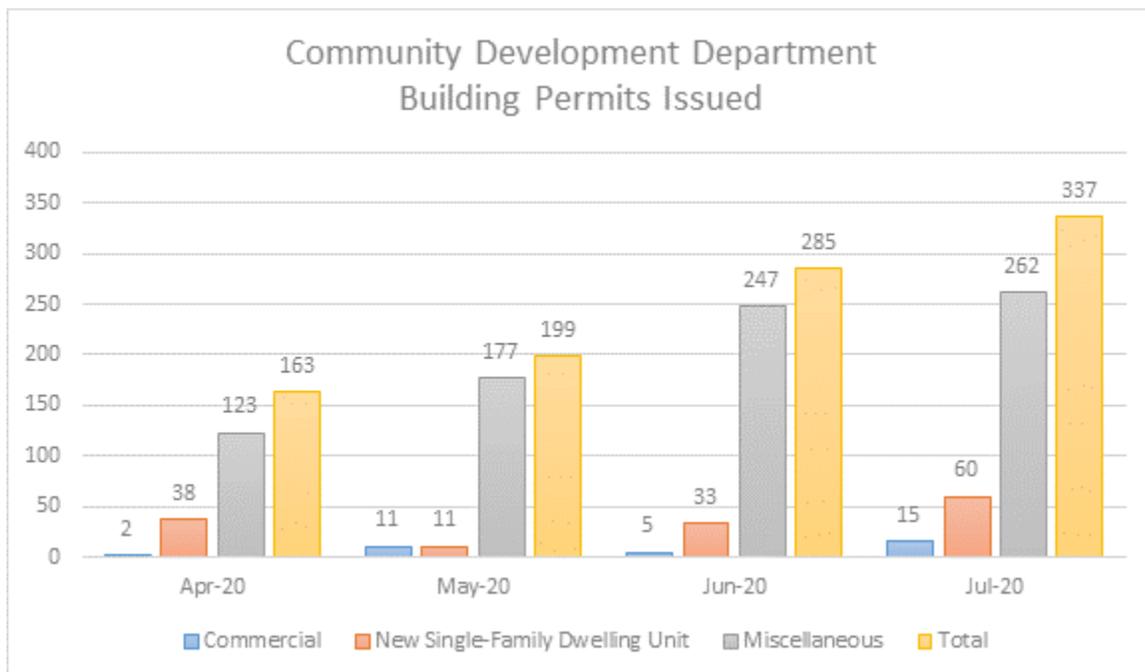
**Lincoln Crossing:**

- Removal of tree and replace of 773 SF of asphalt (\$7,923)

**Twelve Bridges:**

- Fill 863 LF of cracks within concrete pathways with sand and non-shrink grout (\$11,000). This is a temporary repair. These repairs will not prevent the cracks from continuing to grow, and eventually these portions of concrete pathways will need to be replaced at an estimated cost of \$140,000.
- Remove and replace 240 SF of concrete pavement at the approach to the wooden bridge near Oak Valley Lane that have settled over time (\$4,000).

**Building Permits Issued:** Community Development Department staff continues to show resilience through these critical times. As the month of July came to a finish, City staff processed and issued a total of 337 building permits; a significant increase since April. Like previously mentioned, staff continues to accept, process, issue, and inspect multiple building permits. Thank you Community Development Department staff for all your hard work.



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## Ongoing and Upcoming Events

**Council Meeting (Regular)**

Tuesday, August 25, 2020

6:00 PM

Teleconference

All

**City Council Workshop**

Tuesday, September 1, 2020

4:00 PM

Teleconference

All