



# City of Hercules

111 Civic Drive  
Hercules, CA 94547

## Meeting Minutes

### City Council

*Mayor Chris Kelley*  
*Vice Mayor Alex Walker-Griffin*  
*Council Member Dilli Bhattarai*  
*Council Member Tiffany Grimsley*  
*Council Member Dion Bailey*

*Dante Hall, City Manager*  
*Christie Crowl, City Attorney*  
*Eibleis Melendez, City Clerk*

Tuesday, February 10, 2026

6:00 PM

#### **CLOSED SESSION 6:00 P.M.; REGULAR MEETING - 7:00 P.M**

**In-Person in Council Chambers or Via Zoom:**

**Zoom ID: 864 2648 5820 Zoom Passcode: 748444**

**Zoom Phone Number: 1-669-900-6833**

#### **I. SPECIAL CLOSED SESSION – CALL TO ORDER - ROLL CALL - 6:00 P.M.**

##### **1. CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCIL MEMBER TO PARTICIPATE IN A MEETING REMOTELY DUE TO JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449**

Council Member Bhattarai and Vice Mayor Walker-Griffin were not present for roll call but they did attend Closed Session.

#### **II. PUBLIC COMMUNICATION - CLOSED SESSION ITEMS**

NONE

#### **III. CONVENE INTO CLOSED SESSION**

City Attorney, Christie Crowl, read the title of the item to be discussed in Closed Session. City Council and Staff convened in Closed Session.

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

1. [26-028](#) Pursuant to Government Code section 54957: Public Employment (City Manager)

#### **IV. REGULAR MEETING – CONVENE TO OPEN SESSION - ROLL CALL - 7:00 P.M.**

**Present:** 5 - Council Member Dilli Bhattarai, Council Member D. Bailey, Mayor C. Kelley, Vice Mayor A. Walker-Griffin, and Council Member T. Grimsley

**V. REPORT ON ACTION TAKEN IN CLOSED SESSION**

City Attorney Crowl reported out that no reportable action was taken in Closed Session.

**VI. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was lead by Council Member Bhattarai.

**VII. MOMENT OF SILENCE**

Mayor Kelley requested a Moment of Silence for Eduardo Ed Manuel who recently passed away. He served as a Council Member, Mayor and Community and Library Services Commissioner for the city.

**VIII. INTRODUCTIONS/PRESENTATIONS/COMMISSION REPORTS**

1. [26-027](#) Proclamation - Black History Month

Attachments: [Proclamation](#)

Mayor Kelley read the proclamation. Council made remarks.

**IX. AGENDA ADDITIONS/DELETIONS**

NONE

**X. PUBLIC COMMUNICATIONS**

NONE

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 3 minutes to discuss their concerns. All public comments are recorded and become part of the public record. A limit of 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 30 minute period, time will be reserved at the conclusion of the meeting to take the remaining comments.

## XI. PUBLIC HEARINGS

1. [26-023](#) Ordinance to repeal and replace Hercules Municipal Code Title 9, Chapters 1-18, re-locating appeals provisions, adopting by reference Contra Costa County Ordinance No. 2025-19, No. 2025-15, and No. 2025-14, which adopts the 2025 California Code of Regulations, Title 24, with changes, additions, and deletions, adopting by reference the Uniform Code for Abatement of Dangerous Buildings 1997 edition with existing amendments, additions, and deletions, and adopting by reference the International Property Maintenance Code 2024 Edition with amendments, additions, and deletions
- RECOMMENDATION:  
That the City Council:
1. Request planning staff present the staff report;
  2. Open the public hearing;
  3. Receive comments from the public;
  4. Close the public hearing;
  5. Request clarification from staff on any issues related to the Ordinance;
  6. Waive second reading and adopt Ordinance.

**Attachments:** [Staff Report](#)

[Attach 1 - Construction Codes 2025 Ordinance](#)

[Attach 2 - Building Code Ord No. 2025-19](#)

[Attach 3 - Fire Code Ord No. 2025-14](#)

[Attach 4 - WUI Ord No. 2025-15](#)

Community Development Director, Tim Rood, introduced and presented the Staff Report. Mayor Kelley opened the Public Hearing. No public comment. Mayor Kelley closed the Public Hearing. Council asked questions and made remarks. City Manager Hall and Director Rood provided a response. Action was taken on this item.

**MOTION: A motion was made by Council Member Bailey, seconded by Vice Mayor Walker-Griffin, to adopt Ordinance 556. The motion carried by the following vote:**

**Aye:** 5 - Council Member Dilli Bhattarai, Council Member D. Bailey, Mayor C. Kelley, Vice Mayor A. Walker-Griffin, and Council Member T. Grimsley

## XII. CONSENT CALENDAR

**MOTION: A motion was made by Council Member Grimsley, seconded by Vice Mayor Walker-Griffin, to adopt the Consent Calendar. The motion carried by the following vote:**

**Aye:** 5 - Council Member Dilli Bhattarai, Council Member D. Bailey, Mayor C. Kelley, Vice Mayor A. Walker-Griffin, and Council Member T. Grimsley

1. [26-024](#) Meeting Minutes for the Regular Meeting of January 27, 2026

**Attachments:** [Meeting Minutes for the Regular Meeting of January 27, 2026.pdf](#)

APPROVED

2. [26-017](#) Amendment No. 1 with Tai Ginsberg & Associates LLC (“TG&A”) for an amount not to exceed \$50,000 to Provide Strategic Federal Advocacy Consulting Services to Advance the Hercules Hub Project

RECOMMENDATION:

Adopt a Resolution approving a \$50,000 contract amendment with Tai Ginsberg & Associates LLC (“TG&A”) to provide strategic federal advocacy consulting services to advance the Hercules Hub Project and appropriating \$50,000 from the General Fund Reserves to fund the contract fully.

**Attachments:** [Staff Report](#)

[Attach 1 - Resolution](#)

[Attach 2 - TGA Engagement Letter \(Amendment No. 1\)](#)

RESOLUTION 26-005, APPROVED.

3. [26-025](#) Accept the Investment Report for the Quarter Ending December 31, 2025  
RECOMMENDATION:  
Accept the Investment Report for the Quarter Ending December 31, 2025.

**Attachments:** [Staff Report](#)

[Attach - 1 Quarterly Investment Report](#)

APPROVED

### XIII. DISCUSSION AND/OR ACTION ITEMS

1. [26-019](#) Authorize the City Manager to amend the Lew Edwards Group contract for an amount not to exceed \$75,000 to add the production and communications services related to the Election Opinion Poll Services; and amend the FY 2025-26 Budget to appropriate an additional \$75,000 for these associated services from the General Fund Reserve

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution authorizing the City Manager to amend the Lew Edwards Group contract for an amount not to exceed \$75,000 to add the production and communications services related to the Election Opinion Poll Services; and amend the FY 2025-26 Budget to appropriate an additional \$75,000 for these associated services from the General Fund Reserve.

**Attachments:** [Staff Report](#)[Attach 1 - Resolution](#)[Attach 2 - 25-073 Lew Edwards Group Opinion Poll Services](#)[Agreement](#)[Attach 3 - LEG. Add-on Production Services](#)[Attach 4 - Highlights of Winter 2025 Local Funding Measure Survey](#)

City Manager, Dante Hall, introduced and presented the Staff Report. A representative from Lew Edwards attended the meeting via Zoom to answer questions. No public comment. Council asked questions and provided comment. City Manager Hall provided a response. Action was taken on this item.

**MOTION: A motion was made by Vice Mayor Walker-Griffin, seconded by Council Member Bhattarai, to adopt Resolution 26-006. The motion carried by the following vote:**

**Aye:** 5 - Council Member Dilli Bhattarai, Council Member D. Bailey, Mayor C. Kelley, Vice Mayor A. Walker-Griffin, and Council Member T. Grimsley

**2. [26-022](#)**

Update the City of Hercules Affordable Housing Policy to Increase Maximum Occupancy Levels

**RECOMMENDATION:**

Staff recommends that the City Council adopt a Resolution amending the City of Hercules Affordable Housing Policy to increase the maximum occupancy levels to be consistent with occupancy standards for affordable units as set by the California Civil Rights Department (formerly the Department of Fair Employment and Housing) and the federal Department of Housing and Urban Development (HUD).

**Attachments:** [Staff Report](#)[Attach 1 - Resolution](#)[Attach 2 - Amended Affordable Housing Policy](#)

Community Development Director, Tim Rood, introduced and presented the Staff Report. Council asked questions and provided remarks. Director Rood provided a response. No public comment. Action was taken on this item.

**MOTION: A motion was made by Council Member Grimsley, seconded by Vice Mayor Walker-Griffin, to adopt Resolution 26-007. The motion carried by the following vote:**

**Aye:** 5 - Council Member Dilli Bhattarai, Council Member D. Bailey, Mayor C. Kelley, Vice Mayor A. Walker-Griffin, and Council Member T. Grimsley

**XIV. PUBLIC COMMUNICATIONS**

NONE

This time is reserved for members of the public who were unavailable to attend the Public Communications period during Section X of the meeting, or were unable to speak due to lack of time. The public speaker requirements specified in Section X of this Agenda apply to this Section.

**XV. CITY COUNCIL/CITY MANAGER/CITY ATTORNEY ANNOUNCEMENTS, COMMITTEE, SUB-COMMITTEE AND INTERGOVERNMENTAL COMMITTEE REPORTS AND FUTURE AGENDA ITEMS**

**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.**

**1. Regional Committee**

- a. Contra Costa Mayors Conference
- b. Hercules/ Pinole - WasteWater Management
- c. League of Cities
- d. Water Emerg. Transportation Authority
- e. WCCIWMA
- f. WCCTAC
- g. West Co. Mayors & Supervisors Assoc. Meeting
- h. WestCat
- i. MCE
- j. CCTA
- k. East Bay Wildfire Coalition of Governments

**2. City Council Committees and Subcommittees**

- a. Econ. Dev. Subcommittee
- b. Traffic and Public Safety Committee
- c. East Bay Economic Development Alliance
- d. Education Subcommittee

**3. Commission Liaisons**

- a. Community & Library Services Commission
- b. Finance Commission
- c. Planning Commisison

City Manager Hall and City Attorney Crowl had no announcements

**1. Regional Committees**

Council Member Bailey reported out on the Marin Clean Energy(MCE) board meeting. Mayor Kelley reported out on the East Bay Economic Development Alliance board meeting and the Contra Costa Mayors Conference.

**2. City Council Committees and Subcommittees**

No reports were provided

**3. Commission Liaisons**

No reports were provided

Council Members also reported out on events that they attended through out the city and county which included the Refugio Lake Dredging Project meeting and the Hercules Police Department Awards Ceremony.

There were no future agenda item requests from Council Members.

**XVI. ADJOURNMENT**

Mayor Kelley adjourned the meeting at 8:01 p.m.

Signed by:

*Chris Kelley*

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Chris Kelley, Mayor

Attest



Eibleis Melendez, City Clerk