



City of Hercules

111 Civic Drive
Hercules, CA 94547

Meeting Minutes

City Council

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

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

Tuesday, June 10, 2025

7:00 PM

REGULAR MEETING - 7:00 P.M

In-Person in Council Chambers or Via Zoom:

Zoom ID: 891 9733 2141 Zoom Passcode: 148079

Zoom Phone Number: 1-669-900-6833

I. SPECIAL CLOSED SESSION – CALL TO ORDER - ROLL CALL - NONE

NONE

II. PUBLIC COMMUNICATION - CLOSED SESSION ITEMS

NONE

III. CONVENE INTO CLOSED SESSION

NONE

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

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

V. A. REPORT ON ACTION TAKEN IN CLOSED SESSION- NO CLOSED SESSION

B. 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

VI. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Grimsely.

VII. MOMENT OF SILENCE

The Mayor requested a Moment of Silence for Beverly Parker, a long time resident who recently passed away.

VIII. INTRODUCTIONS/PRESENTATIONS/COMMISSION REPORTS

Mayor Bailey read both proclamations recognizing Pride month and Juneteenth. There were no remarks from Council.

1. [25-168](#) Proclamation - Recognizing June 2025 as Pride Month in the City of Hercules

Attachments: [Pride Proclamation](#)

2. [25-162](#) Proclamation - Recognizing June 19, 2025 as Juneteenth in the City of Hercules

Attachments: [Juneteenth Proclamation](#)

IX. AGENDA ADDITIONS/DELETIONS

Mayor Bailey requested that the first Discussion/Action item regarding the Bayline Apartment Project, be moved to the beginning of the agenda, ahead of the Public Hearing Item. This was due to the large number of residents interested in making a public comment on Item XIII. The Council unanimously agreed to move the item.

X. PUBLIC COMMUNICATIONS

Public comment was provided by Allison Peters, Rebecca Ramirez, Wayne Tano and David Chen.

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. [25-165](#) Public Hearing on Proposed FY 2025-26 City of Hercules Annual Budget Plan including the First Year of the Ten-Year 2025-2035 Capital Improvement Plan (CIP) Budget
RECOMMENDATION:
Open the Continued Public Hearing, receive a Staff Report, Take Public Testimony, Close the Public Hearing, and Adopt the following resolutions (Attachments 1-3):
 1. Approving the FY 2025-26 City of Hercules Budget Plan which includes the First Year (2025-26 Fiscal Year) of the Ten-Year (2025-2035 Fiscal Years) Capital Improvement Plan (CIP) Budget and making certain designations and fund balance adjustments, approving annual contracts for services in total amount of \$7,743,160.
 2. Approving the FY 2025-26 Hercules Public Financing Authority Budget Plan Consisting of Debt Service in the amount of \$2,023,258.
 3. Establishing the Appropriations Limit for the FY 2025-26 in accordance with Proposition 111 and Article XIII B.

Attachments: [Staff Report - Continued Budget Public Hearing & Adoption](#)
[Attach 1 - Resolution - City Budget FY 2025-26](#)
[Attach 2 - Resolution - PFA FY 2025-26](#)
[Attach 3 - Resolution - GANN Limit FY 2025-26](#)
[Attach 4 - FY 25-26 Proposed Annual Budget](#)

The Public Hearing Item was discussed after Discussion/ Action Item XIII.1.

City Manager, Dante Hall, introduced the item. Finance Director, Edwin Gato, presented. Council asked questions and provided comments. City Manager Hall, Director Gato and Public Works Director, Glenn Dombeck provided a response. Mayor Bailey opened the public hearing. No public comment. Mayor Bailey closed the public hearing. Action was taken on this item.

MOTION: A motion was made by Vice Mayor Kelley, seconded by Council Member Grimsley, to adopt Resolution 25-031. The motion carried by the following vote:

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

MOTION: A motion was made by Vice Mayor Kelley, seconded by Council Member Grimsley, to adopt Resolution 25-032. The motion carried by the following vote:

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

MOTION: A motion was made by Council Member Grimsley seconded by, Council Member Bhattarai to adopt Resolution 25-033. The motion carried by the following vote:

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

XII. CONSENT CALENDAR

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

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

1. [25-163](#) Meeting Minutes for the Special Meeting of May 5, 2025

Attachments: [Meeting Minutes for the Special Meeting of May 5, 2025](#)

APPROVED

2. [25-164](#) Meeting Minutes for the Regular Meeting of May 27, 2025

Attachments: [Meeting Minutes for the Regular Meeting of May 27, 2025](#)

APPROVED

3. [25-160](#) Annual Fiber Optic Broadband Report

RECOMMENDATION:

Receive report.

Attachments: [Staff Report - Fiber Optic Annual Report 2025](#)

APPROVED

XIII. DISCUSSION AND/OR ACTION ITEMS

1. [25-159](#) Informational public meeting for Bayline Apartments, a proposed 100% affordable housing development project on Bayfront Blocks F & H (APNs 404-490-102-5 and 404-490-101-7) consistent with State law requirements (SB 35/SB 423) for a streamlined, ministerial review process
RECOMMENDATION:
Hold an informational public meeting to provide an opportunity for the public and the City Council to comment on the development prior to the applicant submitting an application consistent with State law requirements under SB 35/SB 423. No formal action on the project will be taken at the meeting.

Attachments: [Staff Report - Bayline Public Meeting](#)
[Attach A - Preliminary Project Plans](#)
[Presentation - Bayline Apartments](#)

Due to the level of public interest and amount of residents that wanted to provide public comment, this item was moved to the beginning of the agenda, ahead of the Public Hearing item.

Community Director Tim Rood, introduced the item. Community Housing Works presented. Council Members made remarks and asked questions. City Attorney, Christie Cowl and Director Rood provided a response. Public comment was received by the following people:

Anthony Rangel, Rob Schaufenbil, Michele Silvia, Giorgio Cosentino, Irina Galieva, Maria Tapia, Susan D Keefe, Juan Ancola, Nicholas, Nadine Vargas, Rodrigo Pahati, Tanya Little, Jeremy Lochirco, Vik Dhauwar, April Mercado, Mary Sambajon, Adeline Chen, Magdalena Mercado, Eliana Mercado, Seraphina Mercado, Nancy Arms, Vince Taboada, Maryann Pedraza, Selina Williams, Qayes Abdulla, Cami Caudle, Caitlin Noffiett, Lynn Schwaebe, Sarah Deng, Anonymous

Via Zoom - Narzana Khan, Josephine Libunao, MHBC

Discussion was brought back to Council and staff. City Manager, Dante Hall, Director Rood and Community Housing Works provided a response. This was an informational item. No action was taken on this item.

A brief recess was taken after the discussion of this item ended.

2. [25-161](#)

Development Impact Fee Calculation and Nexus Report
 RECOMMENDATION:

Staff recommend that the City Council:

1. Review the attached Development Impact Fee Calculation and Nexus Report (Attachment A).
2. If approved, instruct staff to incorporate the changes into the Master Fee Schedule for approval on June 24, 2025.

Attachments: [Staff Report - DIF Calculation and Nexus Report](#)
[Attach 1 - Hercules Nexus Report 2025](#)
[Presentation](#)

This item was introduced after the approval of the Consent Calendar.

Finance Director, Edwin Gato, introduced the item. Revenue & Cost Specialists(RCS) presented. Council asked questions and provided comment. RCS provided a response No public comment. Action was taken on the item.

MOTION: A motion was made by Vice Mayor Kelley, seconded by Council Member Walker-Griffin, to approve the report and instruct staff to incorporate the proposed fees into the Master Fee Schedule for final approval on June 24th, 2025. The motion carried by the following vote:

Aye: 5 - Council Member Dilli Bhattarai, Mayor D. Bailey, Vice Mayor C. Kelley, Council Member 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, Dante Hall, advertised the upcoming Juneteenth event. City Attorney, Christie Crowl, had no announcements.

1. Regional Committee

Council Member Walker-Griffin and Council Bhattarai attended the Contra Costa Mayors Conference

2. City Council Committees and Subcommittees

No reports were provided

3. Commission Liaisons

No reports were provided

Council Members reported out on events they attended throughout the City and County, which included Federal Glovers funeral.

There were no future agenda item requests.

XVI. ADJOURNMENT

Mayor Bailey closed the meeting in honor of Beverly Parker. The meeting was adjourned by the Mayor at 10:45 P.M.

Signed by:

DS

Dion Bailey

Dion Bailey, Mayor

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Attest



Eibleis Melendez, City Clerk