



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

Patrick Tang, Interim City Manager
Christie Crowl, City Attorney
Eibleis Melendez, City Clerk

Tuesday, May 26, 2026

7:00 PM

REGULAR MEETING - 7:00 P.M

In-Person in Council Chambers or Via Zoom:

Zoom ID: 821 1751 7161 Zoom Passcode: 525829

Zoom Phone Number: 1-669-900-6833

I. SPECIAL CLOSED SESSION – NONE

NONE

II. PUBLIC COMMUNICATION - NO CLOSED SESSION

NONE

III. CONVENE INTO CLOSED SESSION - NO CLOSED SESSION

NONE

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. 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

NONE

VI. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was lead by Council Member Bailey.

VII. MOMENT OF SILENCE

Mayor Kelley requested a Moment of Silence for Anthony Rahgozar and Mel Banagan who were residents of the Hercules community that recently passed away.

VIII. INTRODUCTIONS/PRESENTATIONS/COMMISSION REPORTS

1. [26-139](#) Introduction of Public Works Superintendent, Chris Morris

Public Works Director, Glenn Dombeck, Introduced the new Public Works Superintendent, Chris Morris. Superintendent Morris made remarks. Council welcomed Superintendent Morris and made remarks.

IX. AGENDA ADDITIONS/DELETIONS

NONE

X. PUBLIC COMMUNICATIONS

Public Comment provided by Sarah Creeley via Zoom

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

- [26-129](#) Approval of an Addendum to the Hercules New Town Center Environmental Impact Report, Design Review Permit (DRP) 25-04, Vesting Tentative Map (VTM) 25-02, and Planned Development Plan (PDP) 25-02 for the Emblem Hercules Apartments - 1601 Willow Avenue (The Loop Site) Assessor Parcel Number (APN) 406-070-042-6
RECOMMENDATION:
Staff recommends that the City Council hold a public hearing, receive the staff report and presentation, receive comments from the public and interested parties and adopt a Resolution (Attachment 1) finding that the Addendum to the Hercules New Town Center Environmental Impact Report (State Clearing House No. 2007062002) has been prepared in compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment of the City of Hercules as Lead Agency, and approving Design Review Permit (DRP) 25-04, Vesting Tentative Map (VTM) 25-02, and Planned Development Plan (PDP) 25-02 for a 180-apartment unit housing development.

Attachments: [Staff report](#)

[Attach 1 - Resolution](#)

[Exhibit A - Emblem Hercules Project Conditions of Approval](#)

[Exhibit B - Development Plans dated 2.13.2026](#)

[Exhibit C - Addendum to the Hercules New Town Center EIR \(State Clearing House No. 2007062002\)](#)

[Appendix A Emblem MMRP Applicability Matrix](#)

[Appendix B1 Biological Survey](#)

[Appendix B2 Biological Assessment Report](#)

[Appendix B3 Wetland Delineation](#)

[Appendix C Phase 1 ESA](#)

[Appendix D Preliminary Geotechnical Investigation](#)

[Appendix E Preliminary Noise and HVAC Study](#)

[Appendix F - Emblem Hercules Residential Development Transportation Study](#)

[Attach 2 - Planning Commission Resolution No. 26-01](#)

[Presentation - City of Hercules](#)

[Presentation - Applicant](#)

Community Development Director Tim Rood presented the Staff Report. The applicant team, Quarterra Multifamily Communities, also presented. Council asked questions and provided remarks. Director Rood, Public Works Director, Glenn Dombeck, and members of the applicant team provided a response. Mayor Kelley opened the Public Hearing. Public comment was provided by Jeremy Lochirco, Michael Kohler, Christina

Hermens(Zoom) and Susan Keefe(Zoom). Mayor Kelley closed the public hearing. The discussion was brought back to council. Action was taken on this item.

MOTION: A motion was made by Vice Mayor Walker-Griffin, seconded by Council Member Grimsley, to continue the Public Hearing to June 23rd. Council directed staff to work with the applicant team to revise the two conditions of approval, 38 and 56, and include a larger design exhibit from the traffic engineer, a better exhibit of the crosswalk and more information regarding the health, safety and noise impacts. 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. [26-130](#) Compliance with Assembly Bill 2561 (Government Code Section 3502.3): Public Agency Vacancies, and Recruitment and Retention Efforts
RECOMMENDATION:
Receive and file the staff report and presentation regarding workforce vacancies, and recruitment and retention efforts in accordance with Government Code Section 3502.3

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

Human Resources Manager, Kristi Carter, presented the Staff Report. Council made remarks. No public comment. Action was not taken on this item.

XII. CONSENT CALENDAR

MOTION: A motion was made by Council Member Bailey, 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. [26-136](#) Meeting Minutes of the Regular Meeting of May 12, 2026

Attachments: [Meeting Minutes for the Regular Meeting on May 12, 2026](#)

APPROVE

2. [26-135](#) Update on the Chief's Advisory Board (CAB)
RECOMMENDATION:
Receive an update on the Chief's Advisory Board (CAB)

Attachments: [Staff Report](#)

APPROVE

XIII. DISCUSSION AND/OR ACTION ITEMS

1. [26-128](#) Housing Asset Funding Recommendation to Community HousingWorks for Bayline
RECOMMENDATION:
By minute action, direct staff to enter into negotiations with Community HousingWorks for the award of \$5,000,000 in Housing Asset Funding to support affordable housing development.

Attachments: [Staff Report](#)

[Attach 1 - RSG Memo](#)

[Presentation](#)

Interim City Manager, Patrick Tang, made initial remarks. Community Development Director, Tim Rood, presented the Staff Report. RSG also presented. Council asked questions and provided comment. Community HousingWorks(CHW) provided an introduction and background of their company. Public comment was provided by Michael Kohler, Araceli Velasquez, Ron Montoya, Rob Schaufenbil, Jeremy Lochirco, Jonathan Astmann, Adeline Chen, Weiya Song, Terrel Kingwood, E.J. Schloss(Zoom), Susan Keefe(Zoom), Jefferey Nagafuji(Zoom), Jim(Zoom) and Kevin Leichner(Zoom). Council provided comment and asked questions. Director Rood and CHW 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 continue this item to the July 28th City Council meeting. Council directed Staff to schedule a community meeting that would allow residents to ask the applicants questions about the proposed developments. Prior to the community meeting, mailers will be sent to residents living in Promenade, Victoria By the Bay, Aventine and Bayside. 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. [26-125](#) Approve participation in the Contra Costa County Regional Alternative Compliance Joint Powers Authority to perform city stormwater obligation and authorize execution of the Joint Powers Agreement
RECOMMENDATION:
1. Adopt the attached Resolution approving and authorizing execution of

the Joint Powers Agreement for the City's participation in the Regional Alternative Compliance Joint Powers Authority.

2. Appoint a Board Member to the RAC JPA and an Alternate.
3. Authorize staff to collaborate with the Regional Alternative Compliance Joint Powers Authority Administrator to support Regional Alternative Compliance System implementation.
4. Direct staff to revise the City's stormwater ordinance to incorporate participation in the Regional Alternative Compliance System as an approved alternative compliance for meeting applicable stormwater treatment requirements.
5. Authorize staff to assign funds already allocated in the fiscal year (FY) 2026-27 Capital Improvement Plan and FY 2026-27 Capital Budget to the Green Infrastructure Project - Public ROW Bioretention for use in RAC JPA participation and purchase of Green Stormwater Infrastructure credits.

Attachments: [Staff Report](#)

[Attach 1 - Resolution](#)

[Attach 2 - RAC JPA Joint Powers Agreement](#)

Public Works Director, Glenn Dombeck, presented the Staff Report. No public comment. Council asked questions and made remarks. Director Dombeck provided a response. Action was taken on this item.

MOTION: A motion was made by Vice Mayor Walker-Griffin, seconded by Council Member Grimsley, to adopt Resolution 26-029. 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

3. [26-123](#)

Military Equipment Use and Acquisition

RECOMMENDATION:

By minute order, (1) accept the annual military equipment report, (2) determine that the Police Department's use of military equipment for the past year complied with the Department's Policy 706 and the requirements of state law, and (3) renew Policy 706 and Ordinance No. 547 (Military Equipment) and confirm that both will remain in effect without change.

Attachments: [Staff Report](#)

[Attach 1 - Military Equipment Policy 706](#)

[Attach 2 - Annual Military Equipment Report 2025](#)

[Attach 3 - AB 481](#)

[Attach 4 - Ord. 547- Military Equipment](#)

[Presentation](#)

Acting Police Chief, Dwayne Collard, had to attend to a police matter. This item got postponed to the 6/9 City Council meeting.

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

3. Commission Liaisons

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

Interim City Manager Tang provided promoted upcoming city events. City Attorney Crawl had no announcements. Vice Mayor Walker Griffin said a few words about his friends and members of the Hercules Community, Anthony Rahgozar and Mel Banagan, that recently passed away.

1. Regional Committees

Council Member Bailey reminded residents that WestCat is in the process of updating bus service. Mayor Kelley reported out on a CCTA workshop that attended. The mayor also reported out on the West Contra Costa Transportation Advisory Committee(WCCTAC) meeting

2. City Council Committees and Subcommittees

No reports were provided

3.Commission Liaisons

No reports were provided

Future Agenda Item Requests:

Vice Mayor Walker-Griffin requested the following items to be discussed at a future City Council meeting:

Wage Theft Ordinance, a Pesticide Ordinance and an Art fee for developers

Council Member Bailey requested staff provide an update on the DR Horton money and to bring back the discussion of the a Monument Sign(including master sign plan for the city) and include it on the July 28th agenda.

Council agreed unanimously to discuss all the future agenda item requests at a future City Council meeting.

XVI. ADJOURNMENT

Mayor Kelley closed the meeting in honor of Anthony Rahgozar and Mel Banagan. The meeting was adjourned at 11:06p.m.

Chris Kelley, Mayor

Attest:

Eibleis Melendez, City Clerk