



# City of Hercules

111 Civic Drive  
Hercules, CA 94547

## Meeting Minutes

### City Council

*Mayor Dan Romero*  
*Vice Mayor Dion Bailey*  
*Council Member Alex Walker-Griffin*  
*Council Member Chris Kelley*  
*Council Member Tiffany Grimsley*

*Dante Hall, City Manager*  
*Patrick Tang, City Attorney*  
*Eibeleis Melendez, City Clerk*

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Tuesday, July 9, 2024

6:00 PM

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

In-Person in Council Chambers or to Listen only:

Zoom ID: 892 5252 5361

Zoom Passcode: 157491 Zoom Phone Number: 1-669-900-6833

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

Council Member Grimsley was initially marked absent. She joined Closed Session late. An arrival time was not provided.

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

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

NONE

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

City Attorney, Patrick Tang, read aloud the Closed Session items to be discussed. Council and Staff recessed into Closed Session.

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

Meeting went into Recess

1. [22-912](#) Pursuant to Government Code Section 54957(b) PUBLIC EMPLOYEE PERFORMANCE EVALUATION - Title:City Attorney
2. [22-913](#) Pursuant to Government Code Section 54957.6 Conference With Labor Negotiators - City Negotiators: Dante Hall, City Manager; Edwin Gato, Director of Finance; relative to the following employee groups:
  - a. Teamsters Local 315 Employee Organizations
  - b. Hercules Police Officers Association
  - c. Hercules Senior Manager Employee Group

- d. Confidential Unrepresented Employee Group
- e. Mid Management Employee Group

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

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

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

City Attorney, Patrick Tang, reported out on Closed Session items. There was no final or reportable action on the items discussed in Closed Session.

#### **VI. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was lead by Vice Mayor Bailey.

#### **VII. MOMENT OF SILENCE**

NONE

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

NONE

#### **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. [22-877](#) Mandatory Garbage/Solid Waste Disposal - Delinquent Accounts  
RECOMMENDATION:  
Conduct a Public Hearing and upon conclusion, consider adopting a Resolution confirming the report of delinquent accounts and placing liens on said properties and special assessments upon property taxes pursuant to City of Hercules Municipal Code Section 5-2.01 to 5-2.16, Mandatory

Garbage/Solid Waste Disposal.

**Attachments:** [Staff Report - Garbage Liens](#)

[Attach 1 - Resolution](#)

[Attach 2- Lien List](#)

City Manager, Dante Hall, Introduced the item. City Clerk, Eibleis Melendez, presented the item. No comments were provided by Council. Mayor Romero opened the Public Hearing. No public comment. Mayor Romero closed the public hearing. Action was taken on this item.

**MOTION: A motion was made by Council Member Kelley, seconded by Council Member Walker-Griffin, to adopt Resolution 24-045. The motion carried by the following vote:**

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

## **XII. CONSENT CALENDAR**

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

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

1. [22-904](#) Meeting Minutes for the Regular Meeting of June 25, 2024

**Attachments:** [Meeting Minutes for the Regular Meeting of June 25, 2024](#)

APPROVED

2. [22-909](#) Hercules Hub - Resolution of Support for Transit and Intercity Rail Capital Program Grants

RECOMMENDATION:

Adopt a resolution of support for the filing of joint Transit and Intercity Rail Capital Program (TIRCP) grants with the Capitol Corridor Joint Powers Authority (CCJPA) as the lead agency.

**Attachments:** [Staff Report - Hercules Hub Project TIRCP App](#)

[Attach 1 - Hercules Hub Resolution Local Support TIRCP](#)

RESOLUTION 24-046 APPROVED

## **XIII. DISCUSSION AND/OR ACTION ITEMS**

1. [22-905](#) Redevelopment Housing Successor and Business Loan Administration  
RECOMMENDATION:  
Provide direction on the administration of housing and business loans issued by the former Hercules Redevelopment Agency. Authorize writing off loans that are uncollectible due to foreclosure, bankruptcy, or business

closure. Authorize staff to restructure non-performing loans that have overdue balances by negotiating amended loan agreements.

**Attachments:** [Staff Report - Housing Loan Administration Direction](#)

[Attach 1 - Resolution](#)

[Attach 2 - Appendix 1-Loan Program Summary](#)

City Manager, Dante Hall, introduced the item. Finance Director, Edwin Gato, and a representative from RSG Solutions, presented. Council asked questions and provided comment. Director Gato and RSG provided a response. No public comment. Action was taken on this item.

**MOTION:** A motion was made by Council Member Grimsley, seconded by Council Member Walker-Griffin, to adopt Resolution 24-047. The motion carried by the following vote:

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

2. [22-914](#) Authorization To Contract with Tripepi Smith For General Communications Support

**RECOMMENDATION:**

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute an agreement for an amount not to exceed \$85,000 with Tripepi Smith for General Communications Support.

**Attachments:** [Staff Report - Contract With Tripepi Smith For General Communciations Support](#)

[Attach 1 - Resolution](#)

[Attach 2 - TS Proposal for 2024-05 Hercules General communications](#)

City Manager, Dante Hall, introduced and presented the item. A representative from Tripepi Smith attended via Zoom to answer any questions. Council had no comments. No public comment. Action was taken on this item.

**MOTION:** A motion was made by Vice Mayor Bailey, seconded by Council Member Kelley, to adopt Resolution 24-048. The motion carried by the following vote:

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

**3. [22-906](#)**

## Queen Anne House Disposition

## RECOMMENDATION:

Receive an informational update from staff; authorize staff to obtain an updated Historic Resource Evaluation (HRE) using existing funding from the Facility Maintenance fund; and provide any desired additional direction to staff regarding the disposition of the structure following completion of the HRE.

**Attachments:** [Staff Report - Queen Anne House Disposition](#)[Attach 1- Queen Anne Historic Home for Removal Flyer](#)[Attach 2 - Bill of Sale - Rockhead and Quarry](#)[Attach 3 - Historic Resource Evaluation \(M-Group, 2018\)](#)[Attach 4 - Email from Rockhead and Quarry](#)[Attach 5 - M-Group memo](#)[Attach 6 - Rincon Consulting Proposal](#)

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

**MOTION: A motion was made by Vice Mayor Bailey, seconded by Council Member Kelley, to proceed with option two, an updated historic resource evaluation for demolition, as discussed in the Staff Report. The motion carried by the following vote:**

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

**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****2. City Council Committees and Subcommittees****3. Commission Liaisons**

City Manager, Dante Hall and City Attorney, Patrick Tang, had no

announcements.

**1. Regional Committee**

No reports were provided

**2. City Council Committees and Subcommittees**

No reports were provided

**3. Commission Liaisons**

No reports were provided

**Community Events-**

Council Members reported out on events they attended throughout the City and County.

**Future Agenda Item Requests-**

There were no future agenda item requests

**XVI. ADJOURNMENT**

Mayor Romero adjourned the meeting at 7:45 P.M.

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Dan Romero, Mayor

Attest:

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Eibleis Melendez, City Clerk