

City of Hercules

111 Civic Drive
Hercules, CA 94547



Meeting Agenda

Tuesday, January 18, 2022

7:00 PM

Zoom Meeting ID: 867 7617 2055

Zoom Passcode: 320898 Zoom Ph #: 1-669-900-6833

Special Meeting

City Council

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

Dante Hall, City Manager
Patrick Tang, City Attorney
Lori Martin, City Clerk

To view webcast of meetings, live or on demand, go to the City's website at www.ci.hercules.ca.us

I. SPECIAL MEETING – 7:00 P.M. CALL TO ORDER - ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. INTRODUCTIONS/PRESENTATIONS/COMMISSION REPORTS

IV. AGENDA ADDITIONS/DELETIONS

V. PUBLIC COMMUNICATIONS

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed as follows:

The public may log into the Zoom meeting (refer to agenda cover for Zoom login information) and provide their public comment (3 minute time limit). When the public comment period is open for the item you wish to speak on, use the "raise hand" feature in Zoom (or press *9 if connecting via phone audio only) at the time the Mayor calls for public comment. Please wait your turn and once you are brought into the meeting, state your name and city of residence for the record.

For additional alternatives to providing public comments please refer to the Notice of Important Instructions on how to Participate and Watch the Hercules City Council Meeting on the front page of the agenda.

All public comments are allowed up to 3 minutes to relay their message or concern. 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.

VI. DISCUSSION AND/OR ACTION ITEMS

1. [22-024](#) **Continued Discussion Regarding Santa Clara Valley Housing Group's (SCVHG) Request to Form a Mello-Roos Community Facilities District for the Hilltown Development**
Recommendation: City Council to take the next step towards forming a Mello-Roos Community Facilities District to provide the financing needed for the Hilltown Development by directing staff to begin preparing the necessary documents for Council's future consideration; alternatively City Council inform the Developer, Santa Clara Valley Housing Group, that the City is electing not to proceed with the Mello-Roos Community Facilities District.

- Attachments:** [Staff Report - Hilltown Mello Roos 01182021 Rev4-PT](#)
[Attach 1 - Hilltown Mello-Roos Presentation for 1.18.22 CC Mtg](#)
[Attach 2 - Hilltown- Letter to City Council regarding Mello Roos CC meeting 1.18.22](#)
[Att 3 - Hercules Mello-Roos Analysis](#)
[Att 4 - CFD Memorandum \(9-29-21\)](#)
[Attach 5 - Staff Report - Hilltown Mello Roos 10192021](#)
[Attach 5a - Hilltown Mello Roos Presentation \(2\)](#)
[Attach 5b - Hilltown Project Update \(2\)](#)
[Attach 5c - CBG Memo on Hilltown Site Challenges \(3\)](#)
[Attach 5d - CBG Hilltown Phase 1 Cost Estimate](#)
[Attach 5e - Mello Roos Qualifying Infrastructure 10082021](#)
[Attach 5f - Hilltown Mello Roos Tax Scenarios](#)

VI. PUBLIC COMMUNICATIONS

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.

VII. ADJOURNMENT

The next Regular Meeting of the City Council will be held on Tuesday, January 25, 2022 at 7:00 p.m. virtually via Zoom.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.ci.hercules.ca.us and can receive e-mail notification of agenda and staff report postings by signing up to receive an enotice from the City's homepage. Agendas and staff reports may also be obtained by contacting the Administrative Services Department at (510) 799-8215.

(Posted: January 12, 2022)

THE HERCULES CITY COUNCIL ADHERES TO THE FOLLOWING POLICIES, PROCEDURES AND REGULATIONS REGARDING CITY COUNCIL MEETINGS

1. SPECIAL ACCOMODATIONS: In compliance with the Americans with Disabilities Act, if you require special accommodations to participate at a City Council meeting, please contact the City Clerk at 510-799-8215 at least 48 hours prior to the meeting.
2. AGENDA ITEMS: Persons wishing to add an item to an agenda must submit the final written documentation 12 calendar days prior to the meeting. The City retains the discretion whether to add items to the agenda. Persons wishing to address the City Council otherwise may make comments during the Public Communication period of the meeting.
3. AGENDA POSTING: Agendas of regular City Council meetings are posted at least 72 hours prior to the meeting at City Hall, the Hercules Swim Center, Ohlone Child Care Center, Hercules Post Office, and on the City's website (www.ci.hercules.ca.us),

4. PUBLIC COMMUNICATION: Persons who wish to address the City Council should complete the speaker form prior to the Council's consideration of the item on the agenda.

Anyone who wishes to address the Council on a topic that is not on the agenda and is relevant to the Council should complete the speaker form prior to the start of the meeting. Speakers will be called upon during the