

City of Hercules

111 Civic Drive
Hercules, CA 94547



Meeting Agenda

Tuesday, July 28, 2026

7:00 PM

REGULAR MEETING - 7:00 PM

(or immediately following Special Meeting)

In-Person in Council Chambers or Via Zoom:

ID: 843 3928 4063 Passcode: 939253 Audio: 1-669-900-6833

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 Crawl, City Attorney
Eibleis Melendez, City Clerk*

See last pages of agenda for information regarding meeting procedures
To view webcast of meetings, live or on demand, go to the City's website at www.ci.hercules.ca.us

I. SPECIAL CLOSED SESSION – NONE

II. PUBLIC COMMUNICATION - NONE

III. CONVENE INTO CLOSED SESSION - NONE

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

V. 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

VII. MOMENT OF SILENCE

VIII. INTRODUCTIONS/PRESENTATIONS/COMMISSION REPORTS

1. [26-185](#) Presentation - Caltrans: I-80 Westbound Carquinez (Al Zampa) Bridge Deck Rehabilitation

Attachments: [Presentation](#)

IX. AGENDA ADDITIONS/DELETIONS

X. PUBLIC COMMUNICATIONS

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. [26-199](#) **Conditional Use Permit (CUP 26-01) and Design Review Permit (DRP 26-01) for a Goodwill Retail Store with Drive-Up Donation Operations at 1551 Sycamore Avenue**

RECOMMENDATION:

That the City Council:

1. Request planning staff present the staff report;
2. Open the public hearing;
3. Invite the applicant to make a presentation or statement;
4. Receive comments from the public;
5. Offer the applicant or their consultant team the opportunity to answer questions;
6. Close the public hearing;
7. Request clarification from staff or the applicant on any issues related to the project;
8. Find that the project is categorically exempt from CEQA review pursuant to Class 1 (Existing Facilities), California Code of Regulations, Title 14, Section 15301; and,
9. Adopt Resolution affirming the Planning Commission decision to approve.

Attachments:

[Staff Report](#)

[Attach 1 - Resolution](#)

[Attach 2 - Draft Conditions of Approval](#)

[Attach 3 – Project Exhibits](#)

[Attach 4 - Planning Commission Resolution 26-03](#)

[Attach 5 - Property Owner Letter to City Council](#)

[Staff Presentation](#)

[Applicant Presentation](#)

XII. CONSENT CALENDAR

1. [26-189](#) **Meeting Minutes for the Regular Meeting on July 14, 2026**

Attachments:

[Meeting Minutes for the Regular Meeting of July 14, 2026](#)

2. [26-188](#) **Proclamation - Honoring and commending Dr. Pate Thomson, MD for his leadership and vision in founding the ROTACARE West Contra Costa Free Clinic**

Attachments:

[Proclamation](#)

3. [26-198](#) **Contra Costa County Library Commission Seat Appointment**
RECOMMENDATION:
By minute action, appoint Community and Library Services Commissioner Wylendia Eastman as the City Representative to the Contra Costa County Library Commission.

Attachments: [Staff Report](#)

4. [26-186](#) **Acceptance of a grant award from the California Highway Patrol (CHP) Cannabis Tax Fund Grant Program**
RECOMMENDATION:
Staff recommend the City Council adopt a resolution to accept the grant award of \$126,000 from the California Highway Patrol on behalf of the City of Hercules.

Attachments: [Staff Report for Cannabis Grant Acceptance](#)

[Attach 1 - Resolution](#)

[Attach 2 - FY 26-27 Grant Agreement](#)

5. [26-201](#) **Ratification of Resolution Approving Contra Costa County Regional Alternative Compliance (RAC) Participation and City's Joint Powers Authority Representative**
RECOMMENDATION:
Council is asked to ratify the attached resolution approving the Contra Costa County Regional Alternative Compliance (RAC) Joint Powers Authority Agreement and designating Jose Pacheco, Associate Engineer, as the City's representative and Kennedy & Associates as the City's alternate.

Attachments: [Staff Report](#)

[Attach 1 - Resolution](#)

6. [26-187](#) **Adopt a Resolution authorizing the City Manager to execute a professional service agreement with RSG to administer the Housing Successor Agency Housing Loan Program and Business Development Loan Program in the amount not to exceed \$87,950**
RECOMMENDATION:
Staff recommend that the City Council consider adopting a resolution to authorize the City Manager to enter into a professional service agreement with RSG. This agreement will continue to facilitate the administration of the Housing Successor Agency's Housing Loan Program and the Business Development Loan Program, with an expenditure not to exceed \$87,950.

Attachments: [Staff Report](#)

[Attach 1 - Resolution](#)

[Attach 2 - RSG Proposal](#)

7. [26-197](#) **Contract Amendment with BKF Engineers, Inc. in the amount of \$51,855 for Construction Management, Inspection and Quality Assurance Testing Services for the Refugio and Foxboro Park Improvements Project**

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to execute Contract Amendment No.1 with BKF Engineers, Inc. (BKF) in the amount of \$51,855 for the Construction Management, Inspection and Quality Assurance Testing Services for the Refugio and Foxboro Park Improvements Project, including a transfer of \$40,855 from the construction contingency to fully fund the amendment, for a total contract amount of \$233,925.

Attachments: [Staff Report](#)

[Attach 1 - Resolution](#)

[Attach 2 - 26-002 BKF Contract Amendment 1](#)

[Attach 3 - 26-002 BKF Contract](#)

8. [26-191](#) **Adopt a Resolution Approving the Fiscal Year 2026-2027 Master Salary Schedule Pursuant to the California Public Employees' Retirement System**

RECOMMENDATION:

Approve the Fiscal Year 2026-2027 ("FY 2026-2027") Master Salary Schedule effective July 5, 2026, pursuant to the California Public Employees' Retirement System ("CalPERS").

Adoption of the Master Salary Schedule incorporates previously approved compensation adjustments for represented and unrepresented employee groups and ensures compliance with Title 2, California Code of Regulations Section 570.5

Attachments: [Staff Report](#)

[Attach 1 - Resolution](#)

[Attach 2 - FY 26-27 Master Salary Schedule](#)

XIII. DISCUSSION AND/OR ACTION ITEMS**1. [26-200](#) November 2026 Election for a voter- approved revenue measure****RECOMMENDATION:**

Adopt an Urgency Ordinance calling for an Election for a voter-approved one cent Transaction and Use (Sales) Tax, and requesting the Contra Costa County Board of Supervisors to direct the Contra Costa County Election Department to conduct the election and to direct the City Attorney to prepare an impartial analysis and to authorize arguments for and against the ballot measure.

Attachments: [Staff Report](#)
 [Attach 1 - Urgency Ordinance](#)
 [Exhibit A - Transactions and Use Ordinance](#)

2. [26-193](#) Adopt a Resolution approving an Assignment and Assumption Agreement by and between Hercules Block Q&R Development Partners LP and IEC RT VI Holdings, LLC to facilitate the sale of The Dylan**RECOMMENDATION:**

Staff recommends that the City Council adopt a resolution authorizing the Interim City Manager to execute a Consent and Agreement to an Assignment and Assumption Agreement of Land Use Agreements and Project Approvals by and between Hercules Block Q&R Development Partners LP, a Delaware limited partnership ("Seller") and IEC RT VI Holdings, LLC, a Delaware limited liability company ("Purchaser") (Attachments 2 and 3) to consent to the sale of The Dylan apartment building as required by the Bayfront Implementing Development Agreement.

Attachments: [Staff Report](#)
 [Attach 1 - Resolution](#)
 [Attach 2 - Consent and Agreement to Assignment-Assumption](#)
 [Attach 3 - Assignment and Assumption Agreement](#)

3. [26-194](#) Designation of Voting Delegate and Alternates for the League of California Cities Annual Conference and General Assembly Meeting
RECOMMENDATION:

Designate a voting delegate and alternates for the League of California Cities Annual Conference and General Assembly Meeting to be held September 23-25, 2026 in Anaheim, CA.

Attachments: [Staff Report](#)
 [Attach 1 - 2026 LOCCAC Memo and Guidelines](#)

XIV. 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.

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**

XVI. ADJOURNMENT

The next Regular Meeting of the City Council will be held on Tuesday, September 8, 2026 at 7:00p.m. in the Council Chambers.

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 e-notice from the City's homepage. Agendas and staff reports may also be obtained by contacting the City Clerk at (510) 799-8200

(Posted: July 23, 2026)

INSTRUCTIONS ON HOW TO PARTICIPATE AND WATCH THE HERCULES CITY COUNCIL AND PLANNING COMMISSION HYBRID MEETINGS

Attend in Person: Hercules City Council Chambers – 111 Civic Drive, Hercules, CA 94547

Attend via Zoom Teleconference: Details provided below and zoom webinar login, passcode and phone numbers provided on the agenda cover.

How to Submit Public Comments

In Person: Attend meeting at the Hercules City Council Chambers, fill out a public speaker card located on the side table and submit it to the City Clerk.

Via Zoom: Members of the public may submit a remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking [here](https://www.zoom.us/join) or go to: <https://www.zoom.us/join>. Zoom also allows you to join by phone at +1-669-900-6833 or +1-929-205-6099 or +1-253-215-8782.

Written Comments Submitted Electronically: All comments received before 3:00 p.m. the day of the meeting will be provided to the City Council prior to the meeting and posted to the City's agenda website and located by clicking on the "meeting details" tab. Written comments received after 3:00 p.m. will be provided to City Council and posted to the agenda website the following day. Written comments will not be read aloud during the meeting. Email comments to emelendez@herculesca.gov. Please indicate which item on the agenda you are commenting on in the subject line of your email.

Written comments submitted in person or via mail: Additional ways to provide your public comment is to either drop off your comment in person to the front desk receptionist located in the City Hall lobby or to mail your comment to City of Hercules, ATTN: City Clerk – Public Comment (Meeting Date), 111 Civic Drive, Hercules, CA 94547 in time to reach the City Clerk no later than 3:00 p.m. on the day of the meeting or you can submit your comment by telephone by calling (510) 799-8208 no later than 3:00 p.m. on the meeting date.

If you need assistance with public comment, please contact: Eiblis Melendez, City Clerk at emelendez@herculesca.gov or by calling (510) 799-8200.

All public comments will become part of the official meeting record. As email containing public meeting comments are part of the official record, note that personal contact information may be published if it is included with your email. The City cannot guarantee that its network and/or the website will not be interrupted. To ensure that the City Council receives your written comments, you are strongly encouraged to submit your comments in writing in advance of the meeting by 3:00 p.m. on the day of the Council or Commission meeting.

OTHER WAYS TO WATCH THE MEETING

Live on Channel 28: City Council meetings will replay the following Thursday at 7:00 p.m. and Saturday at 1:00 p.m. Planning Commission meetings will replay the following Wednesday at 7:00 p.m. and Saturday at 9:00 a.m.

Video Streamed Live on the City's Website:

To view City Council and Planning Commission meeting videos online go to: Hercules Meeting Videos.

Instructions to view Live or On-Demand Videos from the City's website:

1. Go to: Hercules Meeting Videos or <https://hercules.legistar.com/calendar.aspx>.
2. Locate the desired meeting and date.
3. Click the associated "Video" link (Video status is as follows):
 - Video = Video is available for on demand viewing.
 - In Progress = Video is available for viewing during live recording.
 - Not Available = Video is either unavailable or has not been recorded.

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

1. SPECIAL ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and The Ralph M. Brown Act; if you require special accommodations to participate at a City Council meeting or translation or interpretation assistance, please contact the City Clerk at 510-799-8200 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, 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 Public Communication portion of the meeting. In accordance with the Brown Act, the City Council may not take action on items not listed on the agenda. The Council may refer to staff any matters brought before them at this time and those matters may be placed on a future agenda.

In the interests of conducting an orderly and efficient meeting, speakers will be limited to three (3) minutes. Anyone may also submit written comments at any time before or during the meeting.

5. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Council or a member of the public prior to the time the City Council votes on the motion to adopt.

6. LEGAL CHALLENGES: If you challenge a decision of the City Council in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered at, or prior to, the meeting. Actions challenging City Council decisions shall be subject to the time limitations contained in Code of Civil Procedure Section 1094.6.