



## MEMORANDUM

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DATE: October 27, 2012

TO: Mayor Romero and City Council Members  
City Employees  
Members of the Public

FROM: Steve Duran, City Manager

SUBJECT: City Manager's Weekly Report

### **SALE OF HERCULES MUNICIPAL UTILITY (HMU)**

On September 12, 2013, staff released a Request for Qualifications to solicit interest in the sale of the Utility. Statements of Interest, which provide a mechanism for companies to summarize their qualifications and proposed terms, are due to the City by October 31, 2012. Submittals must demonstrate that the potential buyer has the financial capacity and experience to purchase the Utility. Following a review and objective evaluation of the submittals, staff, our consultant and the Council advisory committee will select qualified potential buyers to engage in site visits and detailed due diligence. A tentative due date for final proposals has been set for January 9, 2013.

### **REAL PROPERTY PROJECT UPDATES**

**Town Centrale:** On October 23, the City Council approved a set of entitlement actions for the Town Centrale project, which were previously approved on October 8 by the Planning Commission. These approvals allow the developer to resume and complete construction of the former Sycamore North project. As part of a purchase and sale agreement approved earlier this year by the City Council, Presidio Development Partners proposes to finish construction on the project as a pair of mixed-used buildings with approximately 140 apartments, four live-work units, and approximately 12,000 sq. ft. of ground-floor retail space, with 166 on-site parking spaces. The project approvals included: an initial study and addendum to previous environmental impact reports (EIRs) for the project; a General Plan Amendment and Zoning Text Amendment for the project-site only to allow higher residential density; a Final Planned Development Plan; a vesting tentative map; and a Development Agreement.

**Sycamore Crossing:** A Purchase and Sale Agreement (PSA) was entered into with Property Development Centers (PDC) in January. PDC is a wholly owned subsidiary of Safeway and plans to build a 55,000 to 65,000 Safeway store and gas station near San Pablo Avenue, with another junior anchor, restaurant and shop space to compliment the supermarket.

Staff and legal counsel continue to work on removal of the deed restriction and the court has ordered the parties to enter into mediation to be completed in late November. An initial mediation session is tentatively scheduled for November 15. However, City legal counsel and PDC legal counsel concur that the deed restriction does not impact the smaller 3+ acre portion of the site on the east side of the creek at the corner of San Pablo and Sycamore, which is a separate parcel. Thus, PDC is developing an alternative plan for the site. One plan is for a traditional one story Safeway close to Tsushima Drive and the other is for a more urban Safeway in either a podium style or roof-top parking style on the corner three acre site that is not subject to the deed restriction. With the podium style, the store is on the second level with parking at street level below the store. With the roof-top parking style, parking is on the roof with the store on the first level off a smaller parking lot on the ground level. If the deed restriction can be removed, the traditional store provides more flexibility for leasing, but either plan will work for Safeway. Final site plans will be influenced by the status of the deed restriction, key tenants, and the design review and entitlement process. DPC is actively seeking tenants that will compliment the Safeway supermarket. Two or three story residential units on Sycamore facing Sycamore North are being considered for the site, but there is a potential for a 100% retail project.

**Sala Restaurant Site:** Under ABx26, assets of the former Redevelopment Agency not used for civic purposes and not under contract for a redevelopment project must be sold and the proceeds used to pay obligations of the former Redevelopment Agency. The City as Successor Agency is required to move expeditiously to dispose of such assets. AB 1484, however, does provide for a property management plan that could include transferring qualifies assets to the City for Civic Uses. 1991 Railroad Avenue, the Civic Art Building, which is leased to Sala Restaurant, is an asset of the former Redevelopment Agency that the City as Successor Agency will have to determine a use for, subject to the approval of the Redevelopment Oversight Board and the State Department of Finance.

As directed by the City Council, a tentative date of November 15 has been set for a community meeting to get input of the future use of the Sala Restaurant site and building. Ideas expressed to date include selling the property, continuing to lease it as a restaurant and returning the property to a civic use.

**ITC - Bayfront Project:** This project will develop a 42.36 acre portion of the Hercules Waterfront District master Plan (WDMP) area with the “Hercules Bayfront Project,” a transit-oriented, mixed-use neighborhood that includes a variety of dwelling unit types with businesses, an associated system of walkable streets, pedestrian interconnections, and public plazas with bay views. The City portion of the project includes the Intermodal Transit Center (ITC) and other public improvements, including the extension of John Muir Parkway and the construction of a major Bay Trail segment.

Upcoming significant milestones:

- Advance and finalize construction permitting efforts for the ITC Project.
- Finalize design for the initial ITC construction bid packages.

**Parcel C:** The property will be transferred and the Purchase and Sale Agreement with DeNova Homes will be assigned to the City as Successor Agency to the Hercules Redevelopment Agency. DeNova is proposing up to 350 high-quality, high-amenity residential apartments with

a condo map and is considering the feasibility of some retail on the site. Two to three acres of the site will be used for a bio-retention area and a sewer lift station. This transit oriented development will provide support for the Intermodal Transit Center and the planned retail/restaurant node on Bayfront Boulevard adjacent to the ITC.

The Agreement is currently in its due diligence phase. Staff and legal counsel are working to remove and modify certain outdated easements that encumber this property and other properties, including a number of Bayfront-ITC parcels, and to deal with impacts of AB 1484, which places additional administrative burden on the disposition of former redevelopment agency properties. Parcel C and Victoria Crescent are the two properties being sold under a court approved \$6.5 million writ of attachment to settle the Ambac lawsuit, so time is of the essence in order to fulfill the requirements of the court sealed settlement to pay Ambac, as well as to pay Oliver & Company nearly \$2 million secured by Parcel C. The Oliver payment is due by March 31, 2013. Staff is in discussions with Oliver to renegotiate the schedule.

**Victoria Crescent:** The City Council has directed staff to negotiate a Purchase and Sale Agreement with City Ventures, which has proposed detached residential homes for the site. SummerHill has decided not to go forward with the purchase of this property. Negotiations are nearing completion.

**Hilltown:** The Santa Clara Valley Housing Group (SCVHG), the owners of the Hilltown property (on the east side of San Pablo Avenue, north of Hwy 4/John Muir Parkway), have approached the City about developing the site at a significantly reduced scale than the Initial Planned Development Plan (IPDP) previously approved by the Planning Commission in 2007 and evaluated in the Environmental Impact Report for the 2009 Updated Redevelopment Plan. The current proposal is for approximately 200 single family residential units, substantially less than the 640 units proposed in the prior IPDP. Staff has recommended that SCVHG conduct a community workshop at a Planning Commission meeting (most likely in December) to present the project concept and receive community feedback prior to committing to detailed design and further environmental review.

## **CARSON SLIDE**

The City has been monitoring the Carson Street Slide for many years. Over the past 18 months, both 221 and 227 Carson have become severely damaged and contain large amounts of mold. They have also become an attractive nuisance to local kids and squatters, and have been sprayed with graffiti. Based on the City's Chief Building Officials professional analysis, the homes are beyond repair and must be removed. The City Council has approved a contract for the demolition of the two homes rendered uninhabitable by the Carson Slide and staff will be going to court next week to obtain inspection warrants so that the houses can be demolished and removed.

## **REDEVELOPMENT HOUSING ASSETS**

As mentioned in recent reports, on September 20, 2012, staff met with officials from the State Department of Finance (DOF) in Sacramento to get clear direction regarding a number of issues related to the statewide dissolution of redevelopment agencies.

Regarding the housing assets of the former Redevelopment Agency, the DOF has ordered the Contra Costa Housing Authority accept these housing assets and administer them. Four Housing Authorities, including Contra Costa, have previously refused to take on this responsibility, which is required under ABx26. They also advised that it would be problematic for the City to act as an “interim” or “temporary” successor for housing assets, because once the assets are transferred, the City as successor Agency would own them. Therefore staff is recommending that the City not act as interim or temporary successor agency for housing assets of the former RDA.

I spoke with the Executive Director of the Contra Costa Housing Authority this week and he is continuing to recommend that the Housing Authority not accept the housing assets of the Hercules Redevelopment Agency. This issue is scheduled to be on the Housing Authority Board of Commissioners agenda for their November 13 meeting, which is scheduled for 1:30 pm in Martinez in the Board of Supervisors Chamber. I have yet to hear back from legal counsel on the idea of simply approving subordination agreements and grant deeds on behalf of the Redevelopment Agency until the assets are transferred to a Successor Agency.

**MUNICIPAL SERVICES UPDATE**

**Building Permits:**

- Number of permits issued-----9
- Building permit fees collected-----\$4,742.24
- Number of inspections-----20
- Code Enforcement inspections-----0

**Sewer Lateral Inspection Program:**

- Applications received-----4
- Inspection fees collected-----\$500.00
- Number of Certificates issued-----3
- Number of deficiency notices-----0
- Number of condominium waivers issued-----1

**Other Permits:**

- Wide-load permits-----0
- Encroachment permits-----2
- Grading permits-----0

**Other Activities:**

- Annual cleaning of storm drain inlets has been completed.
- City wide landscape mulching continues by Contractor.
- Staff repaired numerous streetlights within the City.
- Staff continues repainting of red curbs city-wide.
- Staff has been working on the Bayfront lift station removal documents.
- Staff has been working on the John Muir Parkway extension and Bayfront Bridge documents.

- Staff is drafting Request for Proposal and Technical Specification documents for a needed sanitary sewer mainline video inspection project.

The following repairs to the library are being done and will continue through the fall:

**Entry Canopy –**

- Crew installed protection over entry canopy due to impending rain (10/21).
- Brick veneer contractor installed waterproof membrane to substrate at entry (10/22).
- Brick veneer installed (10/23).

**Cap Flashing –**

- Cap flashing completed (10/26).

**Wavy Wall –** Awaiting architect to provide details to repair the exterior.

**Plaster Wall –** Repairs at the East wall are complete.

**PARKS AND RECREATION UPDATES**

Currently the Park & Recreation Department offers a wide variety of recreation classes and programs that cater to all ages and help to promote a healthy lifestyle. The classes & programs provide a great opportunity to have fun and exercise while interacting with others in a safe environment. You can go online to [www.ci.hercules.ca.us](http://www.ci.hercules.ca.us) to get more information or to register for classes. Currently the Senior Center has 140 members.

**Seniors/50+:**

Come to the Senior Center Programs to enjoy: CC Café, Art Class, Card Club, Ping Pong, Tai Chi, Zumba Gold, Low Impact Exercise Classes, Dance Club, and a Hula Dance. Become a Member for \$20.00, your membership gives you access to over 30 classes and programs at a discounted rate.

- Hercules Senior Center Hula Luncheon was a great success they raised over \$1,000. Thank you to all the volunteers and the Hula Halaw Lehua Dancers.

**Aquatics:**

- Sign up for EBSD Swim Team, the Hercules East Bay Silver Dolphins is a USA swimming team that practices and competes year round! The team and coaches are dedicated to fostering a love for swimming and providing a positive and challenging environment to all athletes in the East Bay. Our program is open to swimmers from 5-18 years of age; swimmers must have at least a level 2 swimming ability before joining the team.
- Lap Swim / Water Walking Therapy (Ages 14 and Up)  
This program is designed for swimmers looking for a cardiovascular workout through swimming laps or water walking, and for participants who are looking for a location to complete their therapy routine. Swimmers may be asked to circle swim or move to designated lap lanes as needed; please ask for assistance. 6:00pm-7:00pm \$5res/\$6nres
- **Come and experience the wonderful Hot Roasted Garlic Crab Feed! January 19, 2013 5:00 PM - 10:00 PM. The Crab Feed includes hot roasted garlic crab, pasta,**

**and salad. Drinks are available for purchase at the bar. No outside beverages are allowed. Tickets are not sold at the door, please purchase them in advance. Help support the Hercules East Bay Silver Dolphins and Hercules Piranhas Swim Teams. Enjoy an evening filled with dinner, dancing, and fun! Doors open at 5:00pm for auction review and bidding and event ends at 10:00pm. For more information call the Parks & Recreation Department at (510) 799-8291**

### **Library:**

- The Hercules Library Foundation-READ, WHITE, and BLUE GALA A PATRIOTIC AFFAIR When: SATURDAY, OCTOBER 27, 2012 from 5:30 PM TO 10:00 PM @ Hercules Community Center, 2001 Refugio Valley Road, With No-host Bar, Dinner, Dancing, Silent and Dessert Auctions, Prizes, and Fun! \*masks are optional but encouraged Come with a mask or get one at the door made by one of our Community Children Tickets are \$50.00 each Now on sale at the Friends bookstore in the Hercules Library or Jack's Candy Bag at 1511 Sycamore Avenue For more information, visit us at [herculeslibraryfoundation.com](http://herculeslibraryfoundation.com)

### **Teens:**

Sign up for our SPOT Before and After school program for grades 6<sup>th</sup> -9<sup>th</sup>.

- We currently have 30 participants signed up for the Before and After school program.
- **Are you ready for Halloween? Come out and visit the Halloween Kids Workshop this Saturday, 10/27/2012 from 10:00 AM - 1:00 PM Cost: \$6.00 at the Hercules Teen Center 2007 Refugio Valley Road. Make sure that you are dressed up in your best costume to take part in our Halloween workshop! Have your face painted, decorate a pumpkin, create your own scary mask, and so much more!**

### **Facilities:**

Are you looking for a hall to rent to hold a meeting, party, wedding reception, graduation, birthday, retirement or baptisms. Check out our many facilities we have to offer by going online to [www.ci.hercules.ca.us](http://www.ci.hercules.ca.us) or call 799-8291 for more information.

### **Recreation Classes:**

We are now taking registration for many new and exciting classes. Classes include Tutoring, Math Tutoring, Oil Painting, Chinese, Dog Obedience, Ballet:7 participants, Belly Dance, Guitar, Karate: 19 participants, Ab Lad, Zumba: 71 participants & Jazzercise. Make sure to register early before they fill up or get canceled for low enrollment.

### **Parks & Recreation Activity Guide & Banner Programs:**

We are accepting applications to advertise in the next edition of the Parks and Recreation activity guide which come out December (deadline for submissions October 18<sup>th</sup>). If you have specific questions feel free to give Andrea Mendez a call at (510) 799-8290 or email [amendez@ci.hercules.ca.us](mailto:amendez@ci.hercules.ca.us).

- Currently we have sold \$1348.00 in advertisement for the next guide.
- Banner program we have October sold out and approximately \$1200 in revenue.

### **Licensed Before & After School Child Care**

Sign up for Fall Child Care, please make sure to register early so you get your space. For more information please call 245-4803. What are the benefits of our licensed programs?

- Provides a safe and nurturing environment
- Provides qualified and matured staff
- All lead Staff have training in school age programming through accredited colleges
- Provides a 1 staff to 14 ratio, not to exceed 28 children per classroom
- All staff have passed a Livescan/Background check

Currently for the school year child care we have 70 participants at Hanna, 36 for Lupine and 48 for Ohlone.

### **Sports:**

We are now taking registration for many new and exciting sports classes and programs that we are offering: Pee Wee Basketball, Tennis, Adult 3 on 3 basketball, Youth Flag Football, Gymnastic, Tiny Tot Sports: 10 participants, Functionally Fit, Table Tennis: 5 participants, Co-ed Adult Dodge ball, Co-ed Kick Ball. Make sure to register early before they fill up or get canceled for low enrollment.

- Pee Wee Basketball started on October 1, 2012 and has 100 participants.
- Open Gym Basketball Mondays/Tuesday/ Thursdays from 8:15pm-10:15pm \$5res/\$6nres

### **Tiny Tots & Little Learners:**

A great introduction to your child's "First Learning Experiences". They will have fun making their first school friends, learning through play, games, arts, crafts, and healthy snacks. Our loving and qualified staff will guide them with socialization and self-help skills. Children have so much fun, they do not realize they are learning! Our program runs along with the school year from September-June. Come see what keeps our children smiling! Children must be completely toilet trained (no pull-ups).

- We are currently full. Tiny Tots has 2 classrooms running at Hanna with a total of 48 for MWF and one class for T/Th with 24 participants.

### **WEEKLY POLICE REPORT - As of October 25, 2012 (Partial List)**

#### **The Hercules Police Department files formal charges on Darnell and Tanya Washington.**

On October 23, 2012, the Contra Costa District Attorney's Office filed formal charges on Darnell Keith Washington and Tanya Lejune Washington. All charges are for crimes committed in Contra Costa County, and are as follows:

- 1) 187 PC (Murder- With Special Circumstance Enhancements)
- 2) 211/212.5(a) PC (First Degree Robbery)
- 3) 215(a) PC ( Car Jacking)
- 4) 459/460 (a) PC (First Degree Burglary)

- 5) 211/212.5 © PC (Second Degree Robbery)
- 6) 10851 (a) CVC (Auto Theft)
- 7) 496 (d) PC (Possession of a Stolen Auto)
- 8) 496 (a) PC (Possession of Stolen Property)
- 9) 29800(a)(b) PC (Felon in Possession of a Firearm)

The Special Circumstance Enhancements means the suspects are not eligible for bail.

Warrants were filed, in the Contra Costa Superior Court, this afternoon, and will be forwarded to King County, Washington for processing. Darnell and Tanya will be extradited back to California at a later date. The District Attorneys, of Los Angeles and Contra Costa Counties, will determine which County will try the Washingtons first.

Any further information regarding this case, or the details of the charges, will be released through Mr. John Cope at the Contra Costa County District Attorney's Office, **ONLY (510-231-1800)**.

### **Hercules middle school teacher arrested.**

On October 24, 2012, at approximately 8:45 am, the Hercules Middle High School main office advised the Hercules Police School Resource Officer (SRO) that an employee reported an unattended vehicle, with the engine running, in the Middle School staff parking lot. The vehicle was described as a Grey Honda with no plates. When the SRO arrived she found the described vehicle. The vehicle was unlocked, unattended, with the engine running, and had only paper dealer plates on the vehicle. The SRO requested dispatch run the Vehicle Identification Number (VIN) in an attempt to identify the registered owner.

While waiting for the VIN to come back the SRO checked the glove compartment, looking for anything that would identify the owner of the vehicle. The SRO found a sandwich baggie containing, a green leafy material; and a second zip lock baggie containing four rolls of cash. A further search of the vehicle revealed a large plastic bag, in the trunk, containing a substantial amount of a green leafy material.

The VIN, and other identifying information found in the car came back to 66 year old Allen Goodman, of Walnut Creek. Goodman is a teacher at the Hercules Middle School. One of the

Administrative Staff requested Goodman come to the main office, where he was arrested for Possession of Marijuana for Sale; Possession of more than an Ounce of Marijuana; and An Adult Possessing Marijuana on School Grounds, while the school was in session. Goodman was transported to the Martinez Detention Facility.

The SRO conducted a "presumptive" test on the "green leafy" material and it tested positive for Marijuana, and it weighed over one pound. The cash found in the glove compartment totaled \$4,200.

Officers executed a search warrant at Goodman's home, in Walnut Creek. Officers found additional evidence of sales, cultivation of Marijuana, and a large amount of cash. The Investigation is continuing.

**Residential Burglary:** On October 18, 2012, at 1:35 p.m., officers responded to the 600 block of Turquoise for a report of a residential burglary. The victim said last person to leave the home around 9:30 a.m. The victim arrived home around 1:30 p.m. to find the residence had been burglarized. The suspect(s) made entry by cutting a rear window screen and opening an unlocked rear window. A preliminary loss is jewelry and a large flat screen TV.

**Warrant Arrest:** On October 19, 2012, at 12:58 p.m., officers contacted Timothy Blunt in the 1000 block of Crepe Myrtle. Blunt had a warrant for failure to comply with a court order. Blunt was arrested and transported to Martinez Detention Facility.

**Vandalism (Graffiti):** On October 19, 2012, at 5:06 p.m., officers were dispatched to Sycamore at Willow for a report of a male who was “tagging” the area. Several subjects were contacted but the responsible person was not located. Fresh graffiti was located on one of the concrete pillars under I-80.

**Fraud:** On October 20, 2012, 11:17 a.m. an officer contacted a Hercules resident who reported being the victim of a fraud. The victim said someone used her credit card number to purchase goods over the internet without her permission.

**Residential Burglary:** On October 20, 2012, at 9:03 p.m. an officer was dispatched to take a report for a residential burglary that occurred in the 100 block of Daisy. The victim was checking on her vacant home and discovered an unauthorized person entered her home and changed the door locks. The victim also stated the unauthorized person also cleaned up the backyard and had drained her swimming pool. A case was taken and officers are following up on leads.

**Mental Health Evaluation:** On October 21, 2012, at 3:58 p.m., officers were dispatched to Lompico Court for a report of a 26 year old female yelling and throwing items inside the residence. Officers contacted the female at the residence and determined she required a mental health evaluation. She was transported by ambulance to Contra Costa Regional Medical Center.

**Vehicle vs. Pedestrian Collision:** On October 21, 2012, at 4:05 p.m., Officers were dispatched to the 1500 block of Sycamore Avenue for a report of a vehicle vs. pedestrian collision. The pedestrian was located on the ground near the entrance with minor injuries. The driver of the vehicle was also on scene. The pedestrian declined to be taken to the hospital and was given a courtesy ride home.

**Suspicious Circumstance:** On October 21, 2012, an officer contacted a homeowner of a vacant Glenwood apartment. The homeowner reported that the property should be vacant and the utilities shut off. The residence was checked on Wednesday and said the bottom lock had been changed and there were lights on inside the condo. Officers are conducting follow-up to see if this may bank related due to the fact that the property is in foreclosure.

**Hit and Run Collision:** On October 21, 2012, at 6:43 p.m., officers responded to the 800 block of Willow Avenue for a hit and run collision. The suspect’s vehicle was a gold colored Solara (6PUEE117). The collision resulted in minor vehicle damage. Officers are investigating the collision and the hit and run.

**Petty Theft:** On October 22, 2012 at 1:25 p.m., a resident from Suisun City called to the

Hercules Police Department and reported a theft from his unsecured '92 Ford Probe. The vehicle was parked in the 200 block of Skelly on September 26, 2012. The loss was electronics and personal items.

**Possession of a Controlled Substance:** On October 21, 2012, at about 10:12 pm, an Officer stopped a 1992 Mazda, for an equipment violation, in the 600 of block of Parker Ave. When the Officer contacted the driver, he smelled an odor of Marijuana coming from the interior of the vehicle. The Officer conducted a search for contraband. A small clear plastic baggie, containing what is believed to be a controlled substance; a green leafy substance, believed to be Marijuana; and two small glass pipes were located inside the vehicle. 23 year old Vincent Delgado, of Martinez, was arrested for being Possession of a Controlled Substance, and Possession of Drug Paraphernalia. The Marijuana was taken for destruction and Delgado was transported to the Martinez Detention Facility.

**Possession of Stolen Property and Possession of a Fraudulent Check:** On October 23, 2012 at 12:12 p.m., a store manager from a business in the 1500 block of Sycamore called to report suspicious people at the store. The subjects were associated with a tan Mercedes. The subjects had been inside the store several times and were suspected of theft. When Officer arrived they observed the vehicle exiting the parking lot; go to another business' parking lot; and then returned to the original lot. The vehicle was stopped and contained three occupants The female driver, from Vallejo, had a suspended CDL and was on searchable probation for grand theft. The front passenger was female, from Rodeo; and the rear passenger was male, from Hercules. During a search of the vehicle a check was located in the rear seat, which did not belong to anyone in the car. A driver's license, in the same name, was in the front passenger's possession. The driver was issued a citation for driving on a suspended license. The two passengers were released pending further investigation.

**Battery:** On October 23, 2012 at 1:03 p.m., officers responded to Hercules High School. The reporting party said there had been an assault, involving two juvenile females, in the cafeteria during lunch. The suspect punched the victim while she was seated at a table and the victim did not fight back. The suspect was suspended and the victim was allowed to go back to class. The school office staff allowed the suspect to go to the gym to grab her belongings. While at the gym the suspect attacked the victim again, and shoved the PE teacher on the chest. The suspect made some verbal threats and attempted to attack the victim third. The suspect was arrested, and released on a notice to appear, to a parent.

**Driving Under the Influence of Alcohol:** On October 23, 2012, at about 11:05 pm, an Officer stopped a 2001 Dodge Durango, for traffic violation, on Parker Ave and 4<sup>th</sup> Street. The driver, exhibited signs of being under the influence of an alcoholic beverage and was administered the Standardized Field Sobriety Tests. 66 year old Douglas Crossley, of Rodeo, was placed under arrest for Driving Under the Influence of Alcohol. Crossley was transported home and cite released to his wife.

**Residential Burglary:** On October 24, 2012 at 8:39 p.m. an Officer responded to 1231 Willow Avenue Apt. J11 to take a report for a residential burglary. The victim told the Officer that he left his apartment at 6:45 p.m. and returned at 7:10 p.m. to find his apartment burglarized. The suspect stole an Xbox video game system, an Xbox controller, an Xbox video game, and two 10

pound dumbbells.