

**TOWN OF MORAGA
TOWN COUNCIL REGULAR MEETING**

**April 22, 2015
MINUTES**

7:00 P.M. Regular Meeting

Joaquin Moraga Intermediate School Auditorium
1010 Camino Pablo, Moraga, California 94556

I. CALL TO ORDER

The regular meeting was called to order at 7:04 P.M. by **Mayor Roger Wykle**.

ROLL CALL

Councilmembers present: Mayor Roger Wykle, Vice Mayor Michael Metcalf, and Councilmembers Phil Arth, Teresa Onoda, and Dave Trotter

Councilmembers absent: None

II. PLEDGE OF ALLEGIANCE

Town Manager Jill Keimach led the Pledge of Allegiance.

III. SPECIAL ANNOUNCEMENTS

Mayor Wykle reported that the Town Council had met in Closed Session and there was no reportable action.

IV. PROCLAMATIONS AND PRESENTATIONS

- A. Proclamation Honoring the Campolindo High School 2014/15 NorCal Championship Boys Basketball Team

Mayor Wykle read into the record a proclamation honoring the Campolindo High School 2014/15 NorCal Championship Boys Basketball Team and proclaimed April 22, 2015 as "2014/15 Campolindo Boys Varsity Basketball Team Day" in honor of the 2014/15 NorCal Champion Campolindo Varsity Boys Basketball Team's outstanding accomplishments.

PUBLIC COMMENTS OPENED

Matt Watson, Varsity Coach, Campolindo Boys Varsity Basketball Team, thanked the Town Council for the recognition, and the Town, parents and students for the support of all student athletes.

Jeff Martin, Assistant Varsity Coach, also thanked the Town Council for the recognition, commended the student athletes for their successful 2014/15 season, and thanked Councilmember Trotter for his huge support of the athletic program.

Councilmember Trotter described the team as the best since 2008, suggested that was a credit to the coaches who had maximized the potential of the players, and expressed his appreciation to the parents who had supported the coaches.

The Town Council congratulated the Campolindo Boys Varsity Basketball Team on its accomplishments. The Campolindo Boys Varsity Basketball Team presented each Councilmember with a token of appreciation.

PUBLIC COMMENTS CLOSED

V. PUBLIC COMMENTS AND SUGGESTIONS

John Burgess, Moraga, citing the four-year drought, asked the Town to consider a plan to reduce water usage in the community, and questioned the placement of a new pond at the Hacienda given the existing drought conditions.

Graig Crossley, Moraga, asked for a status report on the new Town Council Chambers.

Jency James, Moraga, Contra Costa County Climate Leaders (4CL), recognized Arbor and Earth Days, congratulated the Town for being a member of Tree City USA. She identified the standards required for Tree City USA membership and those groups willing to partner with the Town to meet the Tree City USA designation, urged reconsideration of the Town's past Tree Planting Program, and requested a review of the Town's Design Review and Planning Commission processes as related to tree removal and tree replacement.

VI. ADOPTION OF CONSENT AGENDA

A. Approval of Consent Items

Consent Items 3, 7, and 8 were removed from the Consent Agenda.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

ACTION: It was M/S (Trotter/Arth) to adopt Consent Agenda Items 1, 2, 4, 5, and 6. Vote: 5-0.

- | | | |
|----|--|----------------|
| 1) | Accounts Payable Claims for: 4/3/15 (\$354,045.21);
4/3/15 (\$170.00) | Approved |
| 2) | Approve Minutes for the Special Meeting on February 23,
2015 | Approved |
| 3) | <i>Approve Minutes for the Regular Meeting on February 25,
2015</i> | <i>Removed</i> |
| 4) | Review and Accept First Quarter Update of Town Council
Adopted Goals for 2015 | Approved |

- | | | |
|----|---|----------------|
| 5) | Review and Accept Annual General Plan Implementation Report and Town Work Program Priorities Related to Implementation of the General Plan for the 2015/2016 Fiscal Year Budget | Approved |
| 6) | Proclamation Declaring Friday, April 24, 2015 as Arbor Day in Moraga | Approved |
| 7) | <i>Reconsider Resolution 40-2015 Adopting Policy and Procedures for the Moraga Road Electronic Community Information Sign</i> | <i>Removed</i> |
| 8) | <i>Consider Letter of Support for Assemblywoman Catharine Baker's Assembly Bill 528 Intended to Prohibit Future BART Strikes</i> | <i>Removed</i> |

B. Consideration of Consent Items Removed for Discussion

1. Approve Minutes for the Regular Meeting on February 25, 2015

Councilmember Trotter requested an amendment to the first sentence of the seventh paragraph on Page 8, as follows:

Robin Cort, Moraga, reviewed the history of the Sky View development.

ACTION: It was M/S (Trotter/Metcalf) to approve the Minutes for the Town Council Regular Meeting on February 25, 2015, as amended. Vote: 5-0.

2. Reconsider Resolution 40-2015 Adopting Policy and Procedures for the Moraga Road Electronic Community Information Sign

Councilmember Arth requested that the electronic community information sign be used by local businesses.

Assistant Town Attorney Karen Murphy described the intent that a community event could be advertised on the sign by a local business, and it could include the location of the store, although the identification of specific items for sale would not be permitted.

Councilmember Arth commented that was not the direction he intended. He recognized that he did not have the Council's support to revise that section. He made a motion to adopt the item as shown.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

ACTION: It was M/S (Arth/Metcalf) to adopt Resolution 40-2015 Adopting Policy and Procedures for the Moraga Road Electronic Community Information Sign. Vote: 5-0.

3. Consider Letter of Support for Assemblywoman Catharine Baker's Assembly Bill 528 Intended to Prohibit Future Bay Area Rapid Transit District (BART) Strikes

Councilmember Arth advised that he would abstain from the vote on the item.

Mayor Wykle reported that his company had contracts with BART, and since he would also abstain from the vote, he asked the Vice Mayor to sign the letter.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

ACTION: It was M/S (Trotter/Metcalf) to send a Letter of Support for Assemblywoman Catharine Baker's Assembly Bill 528 Intended to Prohibit Future BART Strikes, to be signed by the Vice Mayor. Vote: 3-0-2. Abstain: Arth, Wykle.

VII. ADOPTION OF MEETING AGENDA

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

ACTION: It was M/S (Metcalf/Onoda) to adopt the meeting agenda, as shown. Vote: 5-0.

VIII. REPORTS

A. Mayor's and Councilmembers' Reports

Mayor Wykle – Reported that he had attended the Audit and Finance Committee (AFC) meeting on April 14; Council Liaison Meeting on April 17; and had signed up for the Community Faire on May 9.

Vice Mayor Metcalf – No report.

Councilmember Arth – Reported that he had attended the AFC meeting on April 14.

Councilmember Onoda – Reported that she had attended the Moraga Youth Involvement Committee (MYIC) meeting on April 9; a Campolindo Music Department Recital on April 13; a play at the Saint Mary's College (SMC) Performing Arts Department on April 18; and the SMC Opening for Museum Art on April 19.

Councilmember Trotter – Reported that he had attended the Recycle Smart Finance Committee meeting on April 15.

- B.** Town Manager Update – Ms. Keimach reported on the State mandate for water reduction by 25 percent and noted that Moraga residents would be required to reduce water usage by 20 percent based on per capita gallons per day; the Town would reduce irrigation use, would not water the medians, the issue with water leaks at the Pavilion had been repaired; water fountain use was prohibited and the spray feature at the Commons Park would be turned off. Town parks would be watered two days a week. All information on water reduction requirements

would be posted in the About Town newsletter. She also provided an update on the status of the Town Council Chambers at 331 Rheem Boulevard including a revision of the street address to 335 Rheem Boulevard to avoid confusion with the building in between. Interior work was still being done, bids were expected in the current week on the drought tolerant landscaping and paving, the restroom remodel was complete, and Information Technology (IT) improvements were ongoing. The work was expected to be completed in the current year.

IX. DISCUSSION ITEMS

There were no discussion items.

X. PUBLIC HEARINGS

There were no public hearings.

XI. ORDINANCES, RESOLUTIONS AND REQUESTS FOR ACTION

A. Interviews and Consultant Recommendation for the Hacienda de las Flores Conceptual Vision

Receive Presentations from Gould Evans and HKS Architectural Firms for Conceptual Design Services for the Hacienda de las Flores, Interview, and Consider Directing Staff to Negotiate Contract Terms with Either Firm and Return to a Future Town Council Meeting with a Final Contract for Consideration

Mr. Ingram presented the staff report and asked that the Town Council receive presentations from Gould Evans and HKS architectural firms for conceptual design services for the Hacienda de los Flores; interview the firms; consider directing staff to negotiate contract terms with either firm; and return to a future Town Council meeting with a final contract for consideration. He described the interview process and presentations from the consultants to be followed by public comment and direction from the Town Council to staff. The Town Council discussed the format and by consensus determined that both consultant firms should be present during the interviews.

Crystal Barriscale, Director, Planning Urban Design, HKS Architects, San Francisco, introduced the HKS development team, identified the background and experience of HKS, and advised that hospitality was the firm's major market. She highlighted projects where HKS had been involved; described the background and experience of the Project Team; identified the proposed work plan and schedule which could be done within a 12-month period, depending on the Town Council's calendar; and advised that all details had been outlined in the Request for Proposal (RFP) for the Town of Moraga Conceptual Plan for the Hacienda de las Flores.

Lauren Maass, Senior Project Manager, Gould Evans, San Francisco, introduced the Gould Evans design team; identified the background and experience of Gould Evans; and described the public, private, partnership (P3) development with Gould Evans noting that the firm had already spoken with several developers about the Hacienda de las Flores project. She identified and detailed P3 projects where Gould Evans had been involved in the Bay Area; its understanding of the objectives, vision, approach, methodology, work plan, and schedule for the project site; and explained that a five-month schedule could be expedited at the direction of the Town Council.

Mr. Ingram presented the Town Council with a set of ten questions to be asked of each firm as part of the interview process.

Question 1: What is the firm's experience working with public agencies?

Ms. Maass explained that Gould Evans had experience with private clients in private practice within the public sector; cited their current projects and their experience with school districts in the area; and emphasized the need to be focused on how everyone in the community was represented to ensure a quality project.

Ms. Barriscale identified her personal experience, background, and education over the past 30 years, specifically in urban design; work with municipalities, interstate, federal, state and local clients; and the public projects it had developed.

Question 2: What is your plan to maximize the use of this community asset, maintain and improve community center facilities and maximize revenues? Have you found this to be challenging in any of your previous projects? Do you see the Hacienda project being challenging as well because we are a cul-de-sac community?

Ms. Barriscale found that the demand and needs of the community remained to be tested with a market study to determine the need in Moraga; she found that the Hacienda property had not been well used by the community.

Ms. Maass stated that Gould Evans had developed similar projects in a similar scale as the Hacienda and had found ways for those sites to be destination locations; and recommended a variety of subtle and sensitive enhancements to bring people to the area. She suggested the Hacienda could be an asset in the Bay Area for gatherings, wine tastings, and weddings.

Question 3: Please share and detail your experience working with engaged and passionate communities where there is yet to be a consensus on a project.

Ms. Maass, recognizing the difficulty in reaching a consensus in many communities, suggested the importance of listening with a willingness to engage in what could be a long process; suggested a five-month timeframe to give everyone in the community the opportunity to be heard and reach a common ground; and was confident a consensus could be reached.

Ms. Barriscale emphasized the need to engage from the beginning; communicate; be clear on the Town's goals, objectives and vision for the project; and work through that process gaining ownership with the community, to be incorporated into the design to gain consensus.

Question 4: If you are selected can you describe what your plan would be to retain the historical characteristics of the property and in doing that share some of your relevant experience where this has been a big focal issue.

Ms. Barriscale reiterated her background and experience in sustainability; identified landmark buildings she had worked on; emphasized the need to bring the essence of the Hacienda estate to the area; and a need to define the program in a viable way to create an attraction for developers with the goal of preserving the best architectural characteristics of the Hacienda.

Ms. Maass identified the Gould Evans team member who would serve as the Historical Consultant on the project; detailed Gould Evans' experience and background with other historical projects; and suggested the Hacienda had opportunities throughout to retain and enhance its historic significance.

Question 5: Share with us two projects where your firm maximized public, private partnership opportunities. Does your firm have experience working specifically with a city/town or community/recreational city center facility?

Ms. Maass detailed the work of Gould Evans on P3 development with work nearly complete on the U.C. Berkeley campus for an athletic facility/parking garage, and another garage project for another U.C. California campus. Gould Evans identified the firm's work on other projects in the country including an aquatic center in the State of Florida; school projects which had become community centers; and the design of a new elementary school with a community center in the City of Milpitas.

Ms. Barriscale reiterated the P3 projects identified during her presentation, and described another unique project which involved a town at the entry to Glacier National Park, which involved work with the local town/county on addressing circulation, traffic improvements, working with the private sector, creating improvements for the municipality, and creating a destination area to bring tourists into the town.

Question 6: Can you describe your approach to making a project such as this a reality within five years drawing from experiences from one or more of your completed projects?

Ms. Barriscale described the initial stage of the proposed concept plan with the goal of defining the program and reaching a consensus on the vision and goals for the facility. HKS could attract people based on the background of the evaluation and market study and with an agreement from all parties, an implementation plan could be prepared. Once the definition and vision of the project had been identified, feedback would be solicited from the community and a phasing approach would be prioritized. Depending on the funding and developer/operator interest, HKS could work with any schedule.

Ms. Maass identified two projects Gould Evans had recently completed where she had served as Project Manager which had started with a conceptual plan, along with an example of a fast tracked project for a field house complex which involved a number of stakeholders, and which had also gone through the Division of State Architect.

Question 7: Who are your intended operators and investors and when do you plan to seek their advice on your concepts and designs?

Ms. Maass explained they had already spoken with Pacific Union Development Company, which had a strong connection to the Town of Moraga and which was very interested, with the intention of bringing it in immediately as a true partner to evaluate the project feasibility and potential development of the property. Other developers had been approached as well.

Ms. Barriscale stated that HKS had a large portfolio of client/developer contacts for a wide range of facilities; the intent of the market study was to allow a review of the options to craft a program to address what the community wanted; and HKS had spoken with an individual who had experience in financing such projects who had offered his services. The HKS study would be part of phase one and would start immediately, with developer discussions/meetings to analyze what the Town wanted and how to engage or control the development.

Question 8: What techniques would your firm use to gain public input and express your design concepts to all potential stakeholders in Moraga?

Ms. Barriscale detailed the variety of tools to be used to express client needs including open houses, booths at community events where the project could be marketed through feedback comment cards, three-dimensional visualizations, and full rendering services and sketches, all in an effort to determine what was best for the community.

Ms. Maass also detailed the tools that could be used as reflected in Gould Evans' RFP, including models, and renderings. She shared the success they had with community meetings and presentations; detailed an active process which ended with a synthesis of the community's greatest desires; and mentioned a think tank collaboration, bringing in an outside eye to assist with the process of thinking of the Hacienda de las Flores in new ways.

Question 9: Can you share what you think the challenges are for the Hacienda?

Ms. Maass described the need to create an entrance, address the inability to find the facility, improve circulation and accessibility, brand the property, create an identity to move the property forward in the next several decades, address deferred maintenance, address the second floor use and accessibility, create a sustainable and resilient landscape approach, and create a viable business entity within the Town identifying opportunities to bring people back on a regular basis.

Ms. Barriscale spoke to the need for improved circulation, entry, wayfinding for the site, creating a viable project balancing the cost of the improvements with the income received, balancing the need for a community center and the public's perception of the facility taken over by private events, circulation of traffic on weekends, the impact on nearby neighbors, consideration of the creek as an asset and addressing creek erosion, and consideration of adding ancillary uses to make the facility more useful to the community. While the challenges were solvable, the cost and priority would need to be carefully analyzed.

Question 10: Have you successfully marketed previous projects both locally and regionally, and what would you do differently or the same with the Hacienda?

Ms. Barriscale detailed what the architects would provide through renderings and brochures to support the developer's goals, provision of visuals, descriptive text and features to be posted online and available to the market; understood the desire for the Hacienda to be kept as the Town gem to be marketed through deliverables, with outreach to the community to explain that vision through a grass roots/community based effort.

Ms. Maass advised that Gould Evans had successfully marketed projects in the local Bay Area as defined in its RFP in a similar scale to the Hacienda, through various marketing tools to capture the ideas and feelings a property could convey and the opportunity to the area; and would not suggest that things be done differently to market the Hacienda.

PUBLIC COMMENTS OPENED

Graig Crossley, Moraga, sought more discussion from the Town Council on its views of the proposals; would like to know the potential costs; and asked whether the process had been open to any firm to respond.

Judy Dinkle, Moraga, President, Hacienda Foundation, was impressed with the proposals, was excited about the project, and welcomed all engagement for community input and involvement. She also wanted to hear more discussion amongst the Town Council.

John Burgess, Moraga, wanted to learn more about the potential conflicts between public and private uses of the Hacienda.

PUBLIC COMMENTS CLOSED

Responding to Council, Ms. Barriscale elaborated on the potential challenges between public and private uses of the Hacienda, with the direction to bring in private enterprise for a facility which was not entirely being used, and because the revenue was not being generated. Public

and private conflicts regarding the use of the facility included time of use issues with respect to noise and traffic, and an increase in events would be a challenge to be scrutinized. She expressed concern that casual use of the facility could interrupt a private event, with traffic impacts, and the heavy use of the facility could require additional maintenance and associated costs. She suggested that visual impacts could be addressed through vegetation and fencing, acoustical impacts would be more difficult to resolve, and if the use of the facility was increased too much an Environmental Impact Report (EIR) might be required. Each item would have to be carefully evaluated and resolved early in the design.

Robert Baum, Principal, Gould Evans, emphasized that the firm had experience working with private and public interests, acknowledged the need for balance between public and private partnerships, cited the projects Gould Evans had been involved in which had common issues, and explained that much of the work involved the development of a consensus through a market study or bringing developers or the community in early in the process to discuss the goals and constraints. He emphasized that the developer they would like to bring into the project had a successful record of finding win-win solutions, and suggested an art/park concept might be something that would serve the community and could involve educational programs that might bring in revenue.

Ms. Barriscale emphasized that many issues such as noise, traffic, and proximity to nearby residents could be addressed through Town ordinances or lease agreements.

Ms. Maass reiterated the projects she had previously detailed including a field house project at Laney College which had been leased out for community events and which had found a balance in scheduling; the Milpitas Elementary School project was close to a park and the school was being created for new housing that had been built in the area which lacked some community amenities. In that case, Gould Evans had partnered with the City of Milpitas for a joint use field, to be managed as a public/school use balancing the needs of the school during the day, and evenings and weekends for the community.

Douglas Thornley for Gould Evans commented that their role would be to help the Town Council make informed decisions for the ultimate use of the Hacienda, with the firm to do the research on the public versus private use.

Tom Sprinkle for HKS offered details for its Beverly Hills Montage project, as outlined in the RFP, which involved a joint venture with the City of Beverly Hills for a new hotel, new public parking, and a public plaza maintained by the hotel. He suggested the same could be done for the Hacienda and was confident there would be significant developer interest. He suggested a good plan should be in place prior to going out to developers.

Responding to comments from the public, Ms. Keimach stated that four firms had been selected that had experience with private/public partnerships. Staff had met with the four firms and provided tours of the Hacienda. Later another architect had been given the tour. Of the five respondents, two responses to the RFP had been received.

Ms. Murphy explained the differences between professional services and the public bidding process or a construction contract, which involved compliance with certain requirements. In this case, the Town must comply with its own purchasing policies and had met those requirements.

Ms. Keimach affirmed that the Town Council could consider unsealing the bids although normally based on professional services a decision would be made based on fit and quality. The RFP had detailed the criteria for selection and all candidates had been informed that the bid would be sealed, although the Town Council could consider price as part of the criteria.

Councilmember Trotter understood the Town Council had to select one firm and he appreciated the visioning process and obtaining the professional attention. He asked the Town Council to consider whether it could make a decision on either of the two firms now, and possibly consider directing staff to return with unsealed bids.

Vice Mayor Metcalf recognized the intent for a firm to work with the Town on a complex issue, likely involving a vigorous conversation in Town. He found that the presentation from Gould Evans had some resonance and made sense with some of their projects in the scale of the Hacienda. Based on the presentations, he suggested the firm with the most compatibility with Moraga would be Gould Evans. He found that HKS had been focused on hospitality which had not been the focus of the Town, although he recognized that as a possible option. At this time he recommended the selection of Gould Evans, but would also be happy with HKS.

Councilmember Onoda agreed that both candidates were fabulous and she could live with the selection of either firm. Having visited the projects that had been referenced by both candidates, she liked them, and liked the goals and objectives process which she found to be clear thinking, including preservation and sustainability as proposed by both firms. She found that HKS had been focused on revenue, which was good for the Hacienda, and which should be a major part of the process while Gould Evans had the right size and scale.

Councilmember Arth also found both firms to be terrific and would be happy working with either firm; however, he found that the presentation from Gould Evans had resonated better; he liked the scale and the references to wineries. He understood there could be public concern since whatever was done would no longer allow free range of the site. He supported the selection of Gould Evans.

Councilmember Trotter recognized the challenge, but based on the presentations and input, specifically when to bring in a partner, he suggested both answers from the two firms had merit. He detailed the responses to the questions asked by the Council and based on the input, he supported the selection of Gould Evans. He expressed his hope that the reference to including Pacific Union Development Company early into the process meant that the firm would have an open mind and would consider the options in helping the Town make a business decision on the use of the Hacienda. He was prepared to support Gould Evans with the understanding that individual Councilmembers may want to meet with the firm and discuss options for the Hacienda. He recommended that the Town Council select Gould Evans, subject to staff unsealing the bids, with the Town Council to be informed of the potential costs.

Mayor Wykle explained that he had prepared a scoring system and both presentations had the same scores. He appreciated the input from both firms but liked the size, scale, and experience of the Gould Evans team.

Councilmember Onoda recognized positive comments from both firms. She liked the responses from HKS, the clarity about goals, thoughts and objectives to get there, and liked the scale proposed by Gould Evans. She would be honored by the selection of either group but wanted the goals and ideas proposed by HKS to be included in the final project.

Ms. Keimach stated that based on the comments from the Town Council, there was direction to staff to communicate with Gould Evans, unseal the bids, negotiate a price and scope, and bring it back to the Town Council for a decision as to whether the cost and scope was appropriate, and possibly modify the scope as appropriate.

Mayor Wykle declared a recess at 10:08 p.m. The Town Council reconvened at 10:21 p.m. with all Councilmembers present.

B. St. Mary's Road Roundabout Feasibility Study

Receive Report and Provide Direction to Staff on Recommendation on Roundabouts at St. Mary's Road/Rheem Boulevard and St. Mary's Road/Bollinger Canyon Road Intersections

Senior Civil Engineer Laurie Suggang presented the staff report and asked that the Town Council consider the recommendation on roundabouts at St. Mary's Road/Rheem Boulevard and St. Mary's Road/Bollinger Canyon Road Intersections, provide direction to staff, and direct staff to pursue grant funding opportunities.

Ron Boyle, Omni-Means, provided an extensive overview of the draft St. Mary's Road Roundabout Feasibility Study dated March 2015, as contained in Attachment A to the staff report. Responding to Council comments, he explained that the aerial photograph in his PowerPoint presentation had been taken from the 2008 study prepared by Fehr & Peers; the roundabouts could be negotiated by what he identified as a California legal sized truck while extra-large trucks, such as those on the Interstate, might have some difficulty negotiating the roundabout; he did not see that moving vans would have an issue; and truck-turning templates had been prepared as part of the study.

**ACTION: It was M/S (Trotter/Metcalf) to extend the Town Council meeting to 11:30 P.M.
Vote: 5-0.**

Mr. Boyle described the truck-turning templates and noted that a semi-truck with a trailer could maneuver through the roundabout; a moving van and fire trucks would be able to maneuver through the intersection; the truck tires would not go up the truck apron while making the turning movement; there would be some cutting into the southeast corner of the slope with fill coming up in that area; no retaining wall would be required; the grade change would be three feet at the center line with an effort to get the sight distance to work and at the same time cover an existing gas line on the west side of the intersection; the current costs were unknown; it would be difficult to segment the two roundabouts; the roundabouts would allow the route to be kept at a 25 MPH design speed limit; and as proposed the project would allow the S-curve to be straightened out.

Mr. Boyle reiterated the areas that would have to be acquired as part of the project on Saint Mary's College (SMC) property along with a sliver of land from a private property; and acknowledged comments regarding SMC's planned improvements as part of its Master Plan for a secondary ingress/egress.

Ms. Keimach explained that as part of the approval of the SMC Alioto Recreation Center, the project had been conditioned that SMC must pay its fair share of costs for traffic placed in the intersection.

Mr. Boyle also clarified how the existing traffic would be handled during the construction of the project, which would be a challenge given the change in grade and the road to be placed back in the same area. The reason for the higher cost was that temporary pavement would be required to move traffic.

Ms. Suggang identified a call for projects for the Active Transportation Program (ATP). She explained that roundabouts benefited pedestrians/bicyclists and traffic calming measures, and met the goals of the ATP program. The deadline for the ATP grant would be June 1, 2015. If the Town Council directed staff to pursue that grant opportunity, staff would have to move quickly to prepare a grant application and other documents and estimates. She noted that the roundabout project was in the Contra Costa Transportation Authority (CCTA) Strategic Plan and funds had already been allocated for the project. Town staff could discuss with the CCTA a

request for an expansion of the scope of the project description to add the additional work and request additional funding. She emphasized that staff would pursue all grant opportunities.

PUBLIC COMMENTS OPENED

Barry Behr, Moraga, referenced his experience as a victim of a recent traffic accident in the intersection, which had involved multiple vehicles. He emphasized the poor traffic conditions on St. Mary's Road and the increase in activity due to SMC traffic in and out of the campus; explained that the population of SMC was 20 percent of the Town's population and SMC had spent millions to enhance its sports facilities on campus; and while he recognized it also benefited the community he reported that in the next six days there would be eleven major athletic events on the SMC campus. He understood that SMC had been working on a new Master Plan and expressed his hope SMC would contribute to improvements given that it had created a great deal of the issues at the intersection. In the interim, he asked that the Town Council consider serious improvements to the intersection, restripe the pathway defining the path for the trail, and consider a solution to prevent illegal right turn movements which impacted those trying to make safe left turns onto St. Mary's Road.

In addition, Mr. Behr identified a large eucalyptus tree in the intersection which should be removed. He recommended the posting of a Police Officer in the area to slow the speed of traffic. He further identified Bay Area Drain, a business located on the curve which moved a great deal of equipment out its driveway on a daily basis impacting the intersection, which also needed to be addressed.

Nancy Comprelli, Moraga, a resident of the Bluffs neighborhood, commented that the presentation had not addressed vehicles turning left onto Bollinger Canyon Road, and the fact that the area was dark in the evening and people would be unfamiliar with a roundabout resulting in potential safety hazards. She asked whether the parking at the trail near the driveway would be eliminated as part of this project, and agreed that the existing eucalyptus tree and weeds impacted the sight distance.

PUBLIC COMMENTS CLOSED

Councilmember Trotter commented that since the 2008 aerial photograph had been taken the vegetation along Bollinger Canyon Road had been cut back approximately 75 feet away from the intersection, and there was no longer a sight distance issue for vehicles turning left. He could see no problem and suggested there were less expensive alternatives to address the issues, such as trimming the vegetation to ensure clear sight lines.

As a resident of the Bluffs, **Councilmember Trotter** stated he had made safe turns in and out of Bollinger Canyon Road for the past 27 years with no near misses. He suggested the Town did not have to spend millions of dollars to improve the sight distance when simple landscaping work could be done. For those reasons, he could not support anything in the Bollinger Canyon intersection, and could consider a separate project at the St. Mary's Road/Rheem Boulevard intersection which did not involve a realignment of the roadway. He also did not want any Town money to be spent on the project and wanted it to be financed entirely by grants.

Vice Mayor Metcalf acknowledged that sight distance issues had improved with clear views in both directions; however, he suggested there was justification for a roundabout given the safety issues that could be mitigated. He was amazed that more accidents had not occurred at the St. Mary's Road/Rheem Boulevard intersection and suggested that the cost to address that issue should be borne by SMC and not by the Town. He supported the project if entirely funded by grants. He supported the staff recommendation, the opportunity to pursue grant opportunities, and encouraged staff to try to meet the June 2015 deadline for the ATP grant.

Councilmember Arth, also a resident of the Bluffs, had no issues on Bollinger Canyon Road to St. Mary's Road. He found the sight lines to be good although he acknowledged that traffic was an issue. He did have concerns making a safe left turn onto St. Mary's Road/Rheem Boulevard since the sightline was not good, the road was low, and vehicles were not always visible given the speed of traffic. He supported the staff recommendation and the pursuit of grant monies.

Councilmember Onoda did not travel the road on a regular basis but had spoken to someone else who lived in the area and had no issues. If the Town did not have to spend the money she did not support the use of Town funds.

Mayor Wykle clarified with staff that safety lighting had been proposed for the intersection; clarified with Mr. Boyle that left turn movements would have the right of way in both roundabouts; the purpose of the roundabout at St. Mary's Road/Rheem Boulevard from a capacity standpoint was intended to slow and calm traffic before the curves; and as the traffic increased over time it would be more difficult to ensure sight distance. He too was surprised that more accidents had not occurred at the St. Mary's Road/Rheem Boulevard intersection; agreed that grant funding was preferred; and clarified with Ms. Succang the components of the ATP grant and the Metropolitan Transportation Commission (MTC) version of the grant which contained a matching fund component.

In response to the Mayor, Ms. Keimach reiterated that the Town already had a condition with SMC as part of the approval of the SMC Alioto Recreation Center with respect to future traffic placed in the intersection where SMC must pay its fair share of costs; however, there was no nexus for SMC to pay 20 percent of additional traffic.

Ms. Succang added that any requests for maintenance or pruning of vegetation was forwarded to the Public Works Department on a regular basis. Short term solutions to prevent some of the turning movements that were causing concerns would require an analysis of the short-term costs as to what would be effective, and could be presented to the Town Council at a later date.

ACTION: It was M/S (Metcalf/Onoda) to extend the Town Council meeting to 12:00 A.M. Vote: 5-0.

Vice Mayor Metcalf commented that one of the issues that had contributed to the problem was the encroachment of the trail into the intersection. He recommended that staff contact the East Bay Regional Park District (EBRPD) to ask whether the trail could be moved out of that area.

ACTION: It was M/S (Wykle/Metcalf) to receive the Report by Omni-Means, accept the recommendation for the improvements to both Rheem Boulevard and Bollinger Canyon Road Intersections with St. Mary's Road, include the Bollinger Canyon Road Improvements in the FY 2015/16 CIP, and direct staff to pursue grant funding opportunities. Vote: 3-2. Noes: Onoda, Trotter.

C. Community Preference Survey

Consider Resolution 41-2015 Authorizing the Town Manager to Execute a Professional Services Contract with Godbe Research for a Total Amount Not to Exceed \$25,900 for Completion of a Community Preference Survey and Appropriate \$25,900 from General Fund Revenues

Ms. Keimach presented the staff report and asked that the Town Council adopt a resolution authorizing the Town Manager to execute a Professional Services Contract with Godbe Research for a total amount not to exceed \$25,900 for the completion of a Community Preference Survey, and appropriate \$25,900 from General Fund revenues.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

Councilmember Trotter clarified with the Town Manager that the Livable Moraga Road Project would involve a separate outreach effort and separate contract, and that a community gym had been included in the outreach effort.

Charles Hester, Godbe Research, explained that Godbe Research had conducted the Town's sales tax measure survey in 2012, which had involved a Revenue Measure Feasibility Survey. He described this process as more of a community priority survey through the use of voter files where first and last names, e-mails, and physical addresses could be matched to the voter files. He described the process as a hybrid approach allowing more interviews and radically increasing responses from those younger than 65 years of age, all to be followed up with a telephone survey increasing the response rates. He outlined the interview process in depth.

ACTION: It was M/S (Arth/Trotter) to adopt Resolution 41-2015 Authorizing the Town Manager to Execute a Professional Services Contract with Godbe Research for a Total Amount Not to Exceed \$25,900 for Completion of a Community Preference Survey and Appropriate \$25,900 from General Fund Revenues. Vote: 5-0.

- D. **Pedestrian and Bicycle Master Plan Citizens Advisory Committee Charter**
Consider Resolution 42-2015 Adopting the Moraga Pedestrian and Bicycle Master Plan Update and Wayfinding Plan Citizens Advisory Committee Charter

Ms. Clark did not present the staff report at the request of the Council, but welcomed questions from the Town Council; clarified the recommendation for the appointment of four Moraga community members for an even number as part of the composition of the Committee; and recognized the concerns to ensure a quorum.

Councilmember Trotter suggested if Councilmembers were not included on the Committee, the Council should at least have the opportunity to appoint the four Moraga community members.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

ACTION: It was M/S (Trotter/Onoda) to adopt Resolution 42-2015 Adopting the Moraga Pedestrian and Bicycle Master Plan Update and Wayfinding Plan Citizens Advisory Committee Charter; with the four Moraga community members to serve on the Advisory Committee to be appointed by the Town Council. Vote: 5-0.

ACTION: It was M/S (Trotter/Wykle) to extend the Town Council meeting to 12:05 A.M. Vote: 5-0.

XII. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Ms. Keimach advised that Councilmembers had been provided with a letter from the League of California Cities sent electronically regarding medical marijuana regulations.

Councilmember Trotter agreed that the Town Council should support the opposition of Assembly Bill (AB) 34 pursuant to the League's recommendation, and that the Town Council also consider whether or not to oppose AB 266, which he asked to be placed on a future meeting agenda.

Ms. Keimach advised that the Town Council would have three meetings during the month of May. Given the items on upcoming agendas, she did not want to commit to placing the item on a specific date other than placement on a future agenda, and would contact the League to learn the timing of the Bills in question.

Vice Mayor Metcalf requested that a future agenda item include the appointment of Councilmembers to work on the Hacienda Conceptual Design Project.

Ms. Keimach advised that the next meeting of the Town Council scheduled for May 13, 2015 included the appeal of the City Ventures project, along with numerous other agenda items, and suggested the item be placed on a future agenda.

XIII. COMMUNICATIONS

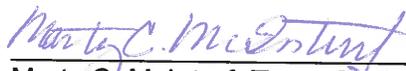
The Town Council acknowledged receipt of the following correspondence and commended the Administrative Services Director for her work.

- A. Letter from Government Finance Officers Association (GFOA) Awarding a Certificate of Achievement for Excellence in Financial Reporting to the Town of Moraga for the FY 2013/14 Comprehensive Annual Financial Report (CAFR)

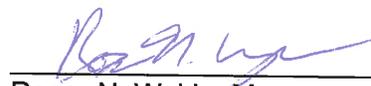
XIV. ADJOURNMENT

ACTION: It was M/S (Wykle/Arth) to adjourn the meeting at 11:58 P.M. Vote: 5-0.

Respectfully submitted by:


Marty C. McInturf, Town Clerk

Approved by the Town Council:


Roger N. Wykle, Mayor