



**TOWN OF MORAGA  
REGULAR MEETING AGENDA**

**TOWN COUNCIL  
WEDNESDAY, APRIL 12, 2023**

**6:30 p.m.**

Council Chambers  
335 Rheem Boulevard, Moraga, California 94556

**1. CALL TO ORDER**

**ROLL CALL:** Mayor Sos and Vice Mayor Onoda  
Councilmembers: Hillis, Shapiro, and Woehleke

**2. PLEDGE OF ALLEGIANCE**

**3. SPECIAL ANNOUNCEMENTS**

**4. PROCLAMATIONS AND PRESENTATIONS**

**5. PUBLIC COMMENTS AND SUGGESTIONS** – Time reserved for those in the audience who wish to address the Town Council on items which are not on the agenda. The audience should be aware that the Council cannot discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda. Note: Public input will also be taken during each agenda item. Public Comment may be made on the Consent Agenda.

**6. ADOPTION OF CONSENT AGENDA**

- A. Acceptance of Consent Items
- B. Consideration of Consent Items Removed for Discussion

**7. ADOPTION OF MEETING AGENDA**

**8. REPORTS**

- A. Town Manager Update
- B. Mayor's and Councilmembers' Reports

Mayor Sos  
Vice Mayor Onoda  
Councilmember Hillis  
Councilmember Shapiro  
Councilmember Woehleke

**9. PUBLIC HEARINGS**

**A. [Inclusionary Zoning In-Lieu Fees](#)**

Consider Adopting a Resolution Approving and Adopting an Affordable Housing In Lieu Fee in Accordance with the Town’s Affordable Housing Ordinance

CEQA: The adoption of the in-lieu fee is exempt under the California Environmental Quality Act Guidelines 15061(b)(3).

[Staff’s PowerPoint Presentation \(PDF\)](#)

[Correspondence Received After the Agenda was Published \(PDF\)](#)

**10. ORDINANCES, RESOLUTIONS AND REQUESTS FOR ACTION**

**A. [California Building Code Update](#)**

Study Session requesting input and feedback on Modifications to the 2022 California Building Code Adopted by Contra Costa County

CEQA Determination: Exempt Pursuant to CEQA Guidelines Section 15061[b][3] - General Rule Exemption

[Staff’s PowerPoint Presentation \(PDF\)](#)

[Correspondence Received After the Agenda was Published \(PDF\)](#)

**B. [Capital Asset Replacement Program Update](#)**

Consider Capital Asset Replacement Five-Year Plan and Provide Input to Staff on Recommended Projects to Assist in the Development of the Five-Year Capital Improvement Program (CIP)

**11. DISCUSSION ITEMS**

**12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**13. COMMUNICATIONS**

**14. ADJOURNMENT**

Notices of Town Council Meetings are posted at 2100 Donald Drive, The Moraga Commons, 329 Rheem Blvd and the Moraga Library. Copies of the Agenda packets can be viewed prior to the meeting at the Town Offices, 329 Rheem Blvd, Second Floor. NOTICE: If you challenge a Town’s zoning, planning, or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Council at, or prior to, the public hearing. Judging review of any Town administrative decision may be had only if petition is filed with the court not later than the 90<sup>th</sup> day following the date upon which the decision becomes final. Judicial review of environment determination may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision. The Town of Moraga will provide special assistance for disabled citizens upon at least 72 hours advance notice to the Town Manager’s office (925-888-7022). If you need sign assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

**CONSENT AGENDA  
WEDNESDAY, APRIL 12, 2023**

<u>ITEMS</u>	<u>TOWN MANAGER'S RECOMMENDATION</u>
6.1 Receive <a href="#">Accounts Payable</a> Claims for: 3/24/23 (\$353,997.56)	<b>Approve</b>
6.2 Approve the <b>Minutes</b> for the Special Council Meeting on March 15, 2023	<b>Approve</b>
6.3 Approve the <b>Minutes</b> for the Special Council Meeting on March 22, 2023 (Commissions and Committees Interviews)	<b>Approve</b>
6.4 Approve the <b>Minutes</b> for the Regular Council Meeting on March 22, 2023	<b>Approve</b>
6.5 <a href="#">Proclamation Honoring Cathy Chang as 2023 Moraga Citizen of the Year</a>	<b>Approve</b>
6.6 <a href="#">Fair Housing Month Proclamation</a>	<b>Approve</b>
6.7 <a href="#">Rheem Park Objective Design Standards Ordinance</a> Consider Waiving the Second Reading and Adopting by Title Only an <b>Ordinance</b> Adding Chapter 8.210, Rheem Park Area Objective Design Standards, to Title 8 of the Moraga Municipal Code for Commercial, Office, Mixed-Use and Multi-Family Residential Development within the Rheem Park Area  CEQA: The Rheem Park Area Design Standards were considered as part of the Comprehensive Advanced Planning Initiative Final Environmental Impact Report (FEIR) certified by the Town Council on January 25, 2023. No further CEQA analysis is required for adoption of the Rheem Park Design Standards.	<b>Approve</b>
6.8 <a href="#">Construction Contract for the Commons Park Picnic Area</a> Consider <b>Resolution ___-2023</b> Awarding a Construction Agreement to GradeTech (Castro Valley, CA) as the Lowest Responsible and Responsive Bidder in the Total Amount Not to Exceed \$302,825; Authorizing a 10% Construction Contingency of \$30,283 for a Total Amount Not to Exceed \$333,108 for the Commons Park Picnic Area Renovation Project (CIP 19-302); Appropriating \$95,108 and a transfer out from Fund 790 – Park Development Impact Fees to Fund 700 (CIP 19-302); Authorizing the Town Manager to Execute the Construction Agreement and Authorizing the Town Engineer to Execute Contract Change Orders for up to 10% of the Agreement Amount; and finding Project Categorically Exempt Pursuant to	<b>Approve</b>

Section 15301 and 15304 of the California Environmental Quality Act Guidelines

- 6.9 [Contract Amendment for the Canyon Road Bridge Replacement Project](#) **Approve**  
Consider **Resolution \_\_\_-2023** Authorizing Reducing by \$177,803.65 the Bridgeway Civil Constructors, Inc. (Bridgeway) construction contract retention for the Canyon Road Bridge Replacement Project (CIP 14-101); Approving a Fifth Amendment to Construction Management Services Contract with Harris and Associates, Inc. (Concord) for the Canyon Road Bridge Replacement Project in an Amount of \$74,781 for a Total Amount Not to Exceed \$1,257,945; and Authorizing the Town Manager to Execute the Harris Fifth Amendment and to Issue \$177,803.65 to Bridgeway for Retention Reduction (CEQA Status: Previously Adopted Initial Study/Mitigated Negative Declaration)
- 6.10 [Transfer of Public Safety Impact Fee Funds](#) **Approve**  
Consider **Resolution \_\_\_-2023** Authorizing the Transfer of Public Safety Impact Fee Funds for the Purchase of Video Surveillance Systems and Equipment for the Moraga Police Department

Consent agendas consist of items of a non-controversial and routine nature submitted by the Town Manager. The Town Manager shall propose specific action on each consent agenda item and such recommendation will become the action of the Council upon adoption of the consent agenda. Any member of the Town Council may direct that a consent agenda item be placed on the regular agenda for consideration and discussion by the Council. Consent agenda items are adopted in total and under one (1) motion by the Council and are not subject to individual debate and discussion. Anyone wishing to discuss items on this agenda should inform the Town Council during their review of the consent agenda.