



**TOWN OF MORAGA
REGULAR MEETING AGENDA
TOWN COUNCIL**

WEDNESDAY, JUNE 23, 2021

6:30 p.m.

TELECONFERENCED MEETING LOCATION ONLY

*** COVID-19 NOTICE ***

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20, WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND PURSUANT TO THE ORDERS OF THE HEALTH OFFICER OF CONTRA COSTA COUNTY INCLUDING THE MOST RECENT ORDER DATED FEBRUARY 25, 2021, AND OTHER SUBSEQUENT ORDERS, WHICH PERMIT THE TOWN TO CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER THE ORDERS AS AN ESSENTIAL GOVERNMENTAL FUNCTION

Consistent with Executive Orders Nos. N-25-20 and N-29-20 from Governor Gavin Newsom and the Contra Costa County Health Officer Orders including the most recent dated February 25, 2021, the June 23, 2021, regular meeting will not be physically open to the public. Town Councilmembers and essential Town staff will be teleconferencing into the meeting via Zoom.

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting from home. Below is information on how the public may observe and participate in the meeting.

Observe the Meeting: To maximize public safety while maintaining transparency and public access, members of the public may observe the meeting by watching or listening to the meeting through: <https://livestream.com/moraga>.

Participate in the Meeting by Providing Public Comment:

- **During the Meeting:** Members of the public may participate by providing public comment during the meeting by joining the Zoom webinar at: <https://us02web.zoom.us/j/82542880183> or telephone: Dial US: +1 669 900 6833 and enter Webinar ID: 825 4288 0183. Live verbal public comments may be made by members of the public joining the meeting via Zoom. Zoom access information is provided above. Use the "raise hand" feature (for those joining by phone, press *9 to "raise hand") during the public comment period for the agenda item you wish to address. The Mayor will call on people to speak by name provided or last 4 digits of phone number for dial-in attendees.
- **Before the Meeting:** Members of the public may also provide public comment by sending comments to the Clerk via email at townclerk@moraga.ca.us. Comments received before 4:30 p.m. on the day of the meeting will be provided in their entirety to the Council prior to the meeting and will be a part of the record but will not be read verbally at the meeting.
- **For more information, visit moraga.ca.us/Public-Participation on the Town's website.** Any member of the public who needs accommodations should email the Town Clerk at townclerk@moraga.ca.us or call 925-888-7022 who will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the Town's procedure for resolving reasonable accommodation requests.

Note: The format of this meeting may be altered or the meeting may be cancelled if needed. You may check on the status of the meeting by visiting the Town's website at www.moraga.ca.us for any updates.

1. CALL TO ORDER

ROLL CALL: Mayor McCluer and Vice Mayor Woehleke,
Councilmembers: Onoda, Sos and Stromberg

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.

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

6. ADOPTION OF CONSENT AGENDA

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

7. ADOPTION OF MEETING AGENDA

8. REPORTS

A. Mayor's and Councilmembers' Reports

Mayor McCluer
Vice Mayor Woehleke
Councilmember Onoda
Councilmember Sos
Councilmember Stromberg

B. Town Manager Update

9. DISCUSSION ITEMS

10. PUBLIC HEARINGS

A. Street Lighting Assessment District

Conduct Public Hearing and Consider Resolution ____ - 2021 Confirming the Engineer's Report for the Town of Moraga Street Lighting Assessment District 1979-1, Approving Assessments and Assessment Diagram, and Levying Assessments for Fiscal Year 2021/22

[PowerPoint Presentation](#)

11. ORDINANCES, RESOLUTIONS AND REQUESTS FOR ACTION

A. Wedgewood Weddings Lease Agreement

Consider Resolution ____ - 2021 Authorizing the Town Manager to Execute the Lease Agreement Between Town of Moraga, as "Landlord" and Wedgewood Weddings, an entity of ZGolf Food and Beverage Services, LLC, as "Tenant" for Exclusive Events and Weddings at the Hacienda de las Flores at 2100 Donald Drive for an Initial Ten-Year Term for \$20,000 Per Month with Two Five-Year Options (*Continued from June 9, 2021*)

[Supplemental Staff Report with Redlines for Wedgewood Lease](#)

[PowerPoint Presentation](#)

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

B. Mulberry Tree Preschool Lease

Consider Resolution ____ - 2021 Approving a Fourth Amendment to the Ground Lease with Mulberry Tree Preschool for a Three-Year Term and Authorizing the Town Manager to Execute the Fourth Amendment

[PowerPoint Presentation](#)

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

C. FY 2021/22 Operating and Capital Improvement Program Budgets

Consider Resolution ____ - 2021 Adopting the Fiscal Year 2021/22 Operating and Capital Improvement Budgets, Including the Five-Year Financial Plan and Five-Year Capital Improvement Program; and Consider Resolution ____ - 2021 Approving and Authorizing the Town Manager to Accept the U.S. Department of Treasury Coronavirus State and Local Fiscal Recovery Funds in Accordance with the Award Terms and Conditions and Other Documents Required to Accept the Funds and Meet the Reporting Requirements

[PowerPoint Presentation](#)

D. 2021 Street Repair Project (Phase I) Construction Contract

Consider Resolution ____ - 2021 Awarding a Construction Contract to Bear Construction, Inc. (Hayward, CA) for the 2021 Street Repair Project (Phase I) in the Amount of \$299,669 and Authorizing the Town Manager to Execute the Construction Contract and Contract Change Orders for up to \$29,967 (10% of the Contract Amount) for a Total Amount Not to Exceed \$329,636 (*CEQA Status: Exempt*)

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 and 329 Rheem Boulevard. Copies of the Agenda packets can be viewed prior to the meeting at the Town Offices, 329 Rheem Blvd. 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 90th 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, JUNE 23, 2021
ITEMS**

**TOWN MANAGER'S
RECOMMENDATION**

- | | | |
|-----|--|----------------|
| 6.1 | Receive Accounts Payable Claims for: 06/04/2021 (\$353,595.31) | Approve |
| 6.2 | Local Sales Tax Oversight Committee Report
Review and Accept Local Sales Tax Oversight Committee Independent Report to the Town Council for Fiscal year 2019/20 Regarding the Revenue and Expenditures of the Transactions and Use Tax | Approve |
| 6.3 | Shared Facilities Use with Moraga School District
Consider Resolution ____ - 2021 Authorizing the Town Manager to Execute the Letter of Extension to the Memorandum of Understanding (MOU) with Moraga School District Regarding Shared Facility Use | Approve |
| 6.4 | RHNA Update Report
Review and Accept Report on the 2023 – 2031 Regional Housing Needs Allocation (RHNA) Methodology and Appeal Process | Approve |
| 6.5 | RMRA List of Streets to be Funded
Consider Resolution ____ - 2021 Establishing the Town of Moraga's Fiscal Year (FY) 2021/22 List of Streets to be Funded in Part or Solely with FY 2021/22 Road Maintenance and Rehabilitation Account (RMRA) Revenues as Required by Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017 | Approve |
| 6.6 | EBMUD Hauling Permit
Consider Resolution ____ - 2021 Approving a Hauling Permit for the EBMUD Moraga Creek Flood and Erosion Control Project to Haul Approximately 2,500 Cubic Yards of Soil from the Boundary of the Moraga Country Club on Augusta Drive to the Orinda City Limit via Moraga Way | Approve |
| 6.7 | GHAD Contract for Clerk Services and Special Projects
Consider Resolution ____ - 2021 Approving a Contract for Professional Services Between the Town of Moraga and the Moraga Geologic Hazard Abatement District (GHAD) for the Town to Provide Professional Services, Including Clerk Services to the GHAD and the Completion of Special Projects as Assigned, and Authorizing the Town Manager to Execute the Contract | Approve |

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.