



**TOWN OF MORAGA
SPECIAL MEETING
TOWN COUNCIL**

**WEDNESDAY, JANUARY 15, 2025
MINUTES**

5:30 PM

The following are minutes of the actions taken by the Town of Moraga Town Council.

A full video recording of the meeting is available on the Town's website at:

<https://livestream.com/moraga>

**Council Chambers
335 Rheem Boulevard, Moraga, California 94556**

1. CALL TO ORDER

The regular meeting was called to order at 5:30 p.m. by Mayor, Steve Woehleke.

ROLL CALL

Councilmembers present: Mayor, Steve Woehleke, Vice Mayor Kerry Hillis
Brian Dolan, Lisa Maglio and Graham Thiel

Councilmembers absent: None

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

None

4. PUBLIC COMMUNICATION

Time reserved for those in the audience who wish to address the Town Council on item(s) on this agenda.

There were no public comments.

5. ADOPTION OF MEETING AGENDA

ACTION:

Motion: **Maglio** / Second: **Thiel**

Re-order agenda so that **Public Hearing Item 8A occurs first on the agenda** followed by Consent Calendar Items 6.1 – 6.5, Items 7A & B, Item 9A, Items 10, 11, 12 & 13.

Vote: (5-0)

There were no public comments.

8. PUBLIC HEARING ITEM

Appeal of a 66 Unit Multi-family Residential Apartment Building Development located at 1600, 1640, and 1660 School Street (including Five Very Low-Income Units) Requiring Design Review [DRB-07-22], Grading Permit [GR-04-22], and Density Bonus Approvals

Adopt a resolution denying the appeal, upholding the Planning Commission's October 29, 2024 decision and approving the development project for a four story 66 unit multi-family residential apartment building, including five very low-income units requiring Design Review (DRB-07-22), Grading Permit (GR-04-22), and Density Bonus approvals, located at 1600, 1640 and 1660 School Street (APN 257-190-050, 051 and 052)

(CEQA: The project site is consistent with the Comprehensive Advanced Planning Initiative Programmatic Environmental Impact Report (CAPI EIR) (State Clearinghouse No. 2022020106). A consistency analysis of the proposed project and CAPI EIR has been prepared per California Environmental Quality Act (CEQA) Guidelines Section 15183.)

Town Manager, Scott Mitnick introduced the item followed by a presentation by Fire Chief, Jeff Isaacs and Police Chief, Jon King.

Town Manager, Scott Mitnick and Acting Planning Director, Brian Horn presented an overview of the item.

Recess: 7:02 PM – 7:08 PM

Town Council asked clarifying questions. Public Works Director, Shawn Knapp and Sr. Engineer, Nate Levine approached to answer Council questions pertaining to traffic studies.

Appellants, Cheryl and Rohit Sabnis presented their appeal.

Jeff Stone and Paul Farro responded to the appeal on behalf of the applicant.

Town Council asked clarifying questions which were addressed by staff members and LSA Consultant, Florentina Craciun.

Public Comments received from: Chet Martine, William Weber, Jim Houser, David O'Connell, Sue Bullock, Robert Stagg, Virinia Falconer, Julie Stagg, Lisa Disbrow, Rose Baxter, Heidi Tend, Chris Avant, Cristina Vernazz, Ann Kletz, Emily Bergfeld, Deborah Bergfeld, Ivan Gold, Andrey Falko, Meredith Advant, Tad Scales, Henry Munster, Jeff Fara, Yuriy Goldsukraken, Don Larwood, Garin Stevens, Kristan Williams, Remi Adams, Patricia Baxter, Adam Williams, Ali Sapirman, Michael Gagnon and Douglas Home.

Mayor, Woehleke paused public comments to call for a motion to extend the Town Council meeting to 11:00 PM and to call for a brief recess.

ACTION:

Motion: **Dolan** / Second: **Hillis**

Move to extend the length of the Town Council meeting to 11:00 PM in accordance with the Town Council Protocols.

Vote: (5-0)

Recess: 9:20 PM – 9:25 PM

Mayor, Woehleke resumed public comments following the motion and recess.

Public Comments received from: Alicia Rago, Peta Wansbrough, Jas Staso, Kendall Walker and Elizabeth Lee.

Appellants, Cheryl and Rohit Sabnis presented their rebuttal.

Jeff Stone presented the rebuttal on behalf of the applicant.

Council asked further clarifying questions and received additional information from LSA Consultant, Florentina Craciun.

Mayor, Woehleke was asked by a member of the public to make an additional comment. The Mayor allowed one additional comment.

Resident, David O'Connell provided public comment.

Council continued their questions for staff and LSA Consultant, Florentina Craciun.

Mayor, Woehleke closed the Public Hearing.

Council deliberated on the item and provided final remarks.

ACTION:

Motion: **Woehleke** / Second: **Hillis**

Adopt a resolution denying the appeal, upholding the Planning Commission's October 29, 2024 decision and approving the development project for a four story 66 unit multi-family residential apartment building, including five very low-income units requiring Design Review (DRB-07-22), Grading Permit (GR-04-22), and Density Bonus approvals, located at 1600, 1640 and 1660 School Street (APN 257-190-050, 051 and 052).

Vote: (5-0)

Recess: 10:22 PM – 10:32 PM

6. CONSENT CALENDAR

A. Consideration of Consent Items Removed for Discussion

B. Acceptance of Consent Items

ACTION:

Motion: **Hillis** / Second: **Thiel**

Approve Consent Calendar.

Vote: (5-0)

6.1 **Receive Accounts Payable Claims for:** December 6, 2024 – December 20, 2024 (\$416,976.12).

6.2 **Approval of Minutes for** the January 7, 2025 Special Closed Session meeting of the Moraga Town Council.

6.3 **Approve the 2025 Town Council Meeting Calendar**, cancelling, and rescheduling meetings as necessary, and direct staff to schedule a special meeting if needed.

6.4 Adopt a resolution authorizing:

1. The Town Manager to execute a three-year agreement, with automatic renewals, with Tyler Technologies, Inc for Tyler ERP Pro cloud subscription services of \$35,527 per year, and implementation services (including 10% contingency) for \$77,264, for a total initial contract amount not to exceed \$183,845; and
2. The Administrative Services Director to execute change orders up to \$7,024 related to ERP conversion implementation; and
3. The appropriation of \$130,000 in Fund 750 in the FY2024-25 budget.

6.5 Adopt a resolution authorizing:

1. The Town Manager to execute a \$200,000 "Transportation Development Act Article 3 Grant Application" and supporting documentation for the Campolindo High School Safety and Access Improvements to the Metropolitan Transportation Commission; and
2. Finding technical studies and design work are categorically exempt from the California Environmental Quality Act per §15306, finding the construction of the project is categorically exempt from the California Environmental Quality Act per §15301, and direct a Notice of Exemption to be filed with the County Clerk.

7. ANNOUNCEMENTS AND REPORTS ON ACTIVITIES

A. Council member Reports on AB1234 Activities, Council member Announcements

Vice Mayor, Hillis reported on a presentation he received from CCTA regarding autonomous vehicles and shuttles.

Mayor Woehleke reported out on the celebratory luncheon he attended honoring County Supervisor Candance Anderson.

B. Town Manager

Town Manager, Scott Mitnick announced there would be a public meeting pertaining to safety sometime in the near future. He gave an overview of the evacuation topic as it relates to the Town's General Plan. The Town Manager recapped the status of Moraga related to development and announced future meeting dates. Mayor Woehleke announced the February Contra Costa Mayor's Conference would take place in Moraga.

Discussion between Councilmembers and the Town Manager followed regarding meetings logistics and potential larger meeting locations.

9. DEPARTMENT REPORTS

A. Town Council Committee Representatives for 2025

Staff recommends that the Town Council discuss the various appointments as presented by the Mayor during the Council meeting and direct staff to bring the 2025 Moraga Town Council Committee Appointments back to Council on the Consent Agenda at the next Town Council meeting for formal acceptance.

Mayor, Woehleke presented the item.

Council discussed the item and agreed to move it forward to the next meeting for approval. No official motion was required.

10. COUNCILMEMBER REQUESTS FOR FUTURE AGENDA ITEMS

Vice Mayor, Hillis requested staff bring back a draft ordinance pertaining to food truck regulation.

ACTION:

Motion: **Hillis** / Second: **Woehleke**

Staff to bring forward an agenda item regarding food truck regulation

Vote: (5-0)

Mayor, Woehleke requested a future meeting to conduct an organization check in for Town Council.

ACTION:

Motion: **Woehleke** / Second: **Hillis**

Hold a future meeting to conduct an organizational check in for Council.

Vote: (5-0)

11. INFORMATIONAL ITEMS

None.

12. TOWN MANAGER FOLLOW-UP AND ANNOUNCEMENTS

Town Manager, Mitnick thanked staff for their work surrounding the evening's meeting.

13. ADJOURNMENT

Mayor Woehleke adjourned the Town Council meeting at 10:55 PM.

Respectfully submitted by:

A. Heavener

Amy Heavener, CMC
Town Clerk

Approved by the Town Council:

Steve Woehleke
Steve Woehleke, Mayor

