



## TOWN OF MORAGA REGULAR MEETING

February 22, 2023  
MINUTES

6:30 p.m.

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 6:30 p.m. by Mayor Renata Sos.

### ROLL CALL

Councilmembers present: Mayor Renata Sos, Vice Mayor Teresa Onoda, Councilmembers Kerry Hillis, David Shapiro, and Steve Woehleke

Councilmembers absent: None

### 2. PLEDGE OF ALLEGIANCE

Councilmember Steve Woehleke led the Pledge of Allegiance.

### 3. SPECIAL ANNOUNCEMENTS

None.

### 4. PROCLAMATIONS AND PRESENTATIONS

None.

### 5. PUBLIC COMMENTS AND SUGGESTIONS

The following members of the public spoke:

Ellen Beans  
Dave Bruzzone

### 6. ADOPTION OF CONSENT AGENDA

#### A. Acceptance of Consent Items

6.1 Receive Accounts Payable Claims for: 1/27/23 (\$348,005.09) and 2/10/23 (\$427,300.99)

6.2 Approve Minutes for the Special Council Meeting on January 17, 2023

6.3 Approve Minutes for the Special Council Meeting on January 18, 2023

- 6.4 Approve Minutes for the Regular Council Meeting on January 25, 2023
- 6.5 Approve Minutes for the Special Council Meeting on January 28, 2023
- 6.6 Approve Minutes for the Special Council Meeting on February 13, 2023
- 6.7 Consider **Resolution 12-2023** Approving the Use of Teleconferencing for the Meetings of Town Council and all Committees and Commissions Pursuant to Government Code 54953 as a Result of the Local Emergency Relating to COVID-19 Ratified by Town Council on March 23, 2020
- 6.8 Adopt the Moraga Town Council 2023 Goals and Priorities
- 6.9 Consider Waiving the Second Reading and Adopting: (1) **Ordinance** Amending Title 8 of the Municipal Code as it Relates to Zoning in the Moraga Center Specific Plan Area; and (2) **Ordinance** Amending Title 8 of the Municipal Code as it Relates to Zoning in the Rheem Park Area

(California Environmental Quality Act (CEQA) - The Town certified a program-level Environmental Impact Report (EIR) for the Comprehensive Advanced Planning Initiative and made findings and adopted a Statement of Overriding Consideration as to the Housing Element, and related rezoning and General Plan amendments, which included the proposed Ordinances, as required by CEQA)

- 6.10 Consider **Resolution 13-2023** Awarding Consultant Services Agreements for On-Call CEQA and Planning Consulting Services to Amy O. Skewes - Cox Environmental Planning (Ross, CA), Ascent Environmental, Inc. (Oakland, CA); LSA Associates, Inc. (Richmond, CA); M-Group (Berkeley, CA); MIG (Berkeley, CA); PlaceWorks (Berkeley, CA) and Rincon Consultants, Inc. (Oakland, CA) in a Total Amount Not to Exceed \$214,285 for Each Agreement and for Each Year of the On-Call Contracts for a Term of Five (5) Years with an Option to Extend for up to Two (2) Additional Years, Contingent on Available Annual Budget Appropriations and Applicant-Funded Cost Recovery; Authorizing the Town Manager to Execute the Agreements; and Finding Award of Consultant Services Agreements for On-Call Services Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to 14 CCR § 15306
- 6.11 Consideration of **Resolution 14-2023** Authorizing the Interim Town Manager to Submit an Application for a Grant in the Amount of \$600,000.00 in Response to the Metropolitan Transportation Commission's Priority Development Area Grant Call for Projects for a Portion of the School Street Extension Design

CEQA: The project is consistent with the previously certified Environmental Impact Report for the Comprehensive Advanced Planning Initiative, and adopting a Mitigation Monitoring and Reporting Program, CEQA Findings, and a Statement of Overriding Considerations for the Housing Element Update and related actions

- 6.12 Review and Accept the Single Audit Report for the Year Ended June 30, 2022
- 6.13 Review, Accept and File AB 1600 Development Impact Fees Annual Report for the Fiscal year Ended June 30, 2022 and Make Findings Regarding Funds Collected but not Expended

**Motion and second, Onoda and Woehleke, to approve Consent Agenda Item 6.9, passed unanimously by roll call vote.**

**Motion and second, Woehleke and Onoda, to approve Consent Agenda Items 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.10, 6.12 and 6.13, passed unanimously.**

**B. Consideration of Consent Items Removed for Discussion**

Items 6.11 was pulled for discussion. There were no comments from the public.

**Motion and second, Woehleke and Hillis, to approve item 6.11, passed unanimously.**

**7. ADOPTION OF MEETING AGENDA**

Mayor Sos recommended Item 10. C. Inclusionary Zoning In-Lieu Fees to be presented first.

**Motion and second, Onoda and Shapiro, to adopt Meeting Agenda as amended, passed unanimously.**

**8. REPORTS**

**A. Town Manager Update**

Interim Town Manager Brian Dolan announced that the Parks and Recreation Spring and Summer Programs are now open for registration. The department is hiring staff to assist with those programs.

Mr. Dolan added that the Town received the Government Finance Officers Association's Distinguished Budget Presentation Award for the Fiscal Year 2022-23 Budget. Administrative Services Director Annie To expressed her gratitude to the Town Council, Town Manager, the Audit and Finance Committee members, and the Department Directors for their leadership and assistance with the Fiscal Year 2022-23 Budget document.

**B. Mayor's and Councilmembers' Reports**

The Mayor and Councilmembers provided updates on meetings they attended, and events and activities in Moraga.

Councilmember Shapiro stated that community members should raise issues with the entire Town Council instead of individually.

Vice Mayor Onoda announced that a group from Campolindo High School will be sending women's shoes to Africa if anyone wanted to donate.

Councilmember Woehleke reported that on February 15, the Council made appointments to the Town's Commissions and Committees, which are critical functions of the Town, as they represent the community.

Mayor Sos thanked all incumbent members of the Town Commissions and Committees for reapplying to serve another term and welcomed the newly appointed members. She announced that the Town is still recruiting for the four vacancies in the Local Sales Tax Oversight Committee and one vacancy in the Parks and Recreation Commission.

**9. PUBLIC HEARINGS**

None.

## 10. ORDINANCES, RESOLUTIONS AND REQUESTS FOR ACTION

- C. Study Session on Establishing a Fractional In Lieu Fee in Accordance with the Town's Affordable Housing Ordinance

CEQA: The project is consistent with the previously certified Environmental Impact Report for the Comprehensive Advanced Planning Initiative and is categorically exempt under the California Environmental Quality Act Guidelines 15061(b)(3) and is covered by the common sense exemption.

Planning Director Afshan Hamid introduced the item and her team, David Doezema of Keyser Marston Associates, Inc., and Barry Miller of Barry Miller Consulting. Mr. Doezema presented the report. They responded to Council's questions. Town Manager Brian Dolan provided clarification.

The following members of the public spoke:

Dave Bruzzone

Council discussion followed. The Town Council accepted the informational report and provided guidance and feedback to staff.

- A. Review and Accept Fiscal Year 2023 Mid-Year Revenue and Expenditure Report and Consider Resolution 15-2023 Approving Mid-Year Amendments to the Fiscal Year 2023 Budget

Administrative Services Director Annie To provided the staff report and responded to Council's questions. Interim Town Manager Brian Dolan provided clarification.

There were no comments from the public.

Council discussion followed.

**Motion and second, Onoda and Woehleke, to review and accept the Fiscal Year 2022-23 Mid-Year Revenue and Expenditure Report, and to Adopt Resolution 15-2023 Approving Mid-Year Amendments to the Fiscal Year 2022/23 Budget, passed unanimously.**

- B. Discuss and Consider Resolution 16-2023 Adding a Full-time Engineering Technician/Construction Inspector Position for a Limited Two-Year Term Duration, Effective February 22, 2023

Interim Town Manager Brian Dolan introduced the item. Senior Engineer Bret Swain provided the staff report.

There were no comments from the public.

Council discussion followed.

**Motion and second, Onoda and Woehleke, to adopt Resolution 16-2023 Adding a Full-time Engineering Technician/Construction Inspector Position for a Limited Two-Year Term Duration Effective February 22, 2023, passed unanimously.**

## 11. DISCUSSION ITEMS

There were no Discussion items.

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

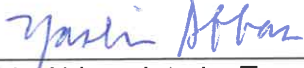
There were no Council requests for future agenda items.

**13. COMMUNICATIONS**

**14. ADJOURNMENT**

Mayor Sos adjourned the meeting at 8:30 p.m.

Respectfully submitted by:



\_\_\_\_\_  
Yashin Abbas, Interim Town Clerk

Approved by the Town Council:



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Renata M. Sos, Mayor