



TOWN OF MORAGA REGULAR MEETING

April 26, 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 6:39 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

Mayor Renata Sos stated that there was no reportable action from the April 26, 2023 Special Meeting Closed Session agenda.

4. PROCLAMATIONS AND PRESENTATIONS

None.

5. PUBLIC COMMENTS AND SUGGESTIONS

There were no comments from the public.

6. ADOPTION OF CONSENT AGENDA

A. Acceptance of Consent Items

6.1 Receive Accounts Payable Claims for: 4/6/23 (\$279,146.95)

6.2 Approve the Minutes for the Special and Regular Council Meetings on April 12, 2023

- 6.3 Consider Resolution 25-2023 Continuing the Existing Rate for Fiscal Year 2023/24 of \$35 per Equivalent Runoff Unit as the Annual Assessment for Drainage Maintenance and the National Pollutant Discharge Elimination System (NPDES) Program
- 6.4 Consider Resolution 26-2023 Awarding a Contract Services Agreement to Mohawk Carpet Distribution, Inc. (Calhoun, GA), a member of OMNIA Partners - Cooperative Purchasing Program in the Amount of \$72,700 for the Moraga Library Carpet Replacement Project (CIP 21-107); Awarding a Contract Services Agreement to Valley Relocation, Inc. (Concord, CA) not to exceed \$30,000 to provide furniture moving services associated with the Moraga Library Carpet Replacement Project (CIP 21-107); Awarding a Contract Services Agreement to Ross McDonald Co., Inc. (Livermore, CA) not to exceed \$12,000 to provide shelving removal and relocation associated with Moraga Library Carpet Replacement Project (CIP 21-107); Authorizing the Town Manager to Execute the Agreements and Contract Change Orders up to 10% of the Contract Amount; and Accept \$27,000 Donation from Friends of the Library for shelving and book moving

Motion and second, Onoda and Hillis, to approve the Consent Agenda Items 6.1, 6.2 and 6.3, passed unanimously.

B. Consideration of Consent Items Removed for Discussion

Items 6.4 was pulled for discussion.

Motion and second, Woehleke and Onoda, to approve Item 6.4, passed unanimously.

7. ADOPTION OF MEETING AGENDA

Motion and second, Onoda and Woehleke, to adopt Meeting Agenda, passed unanimously.

8. REPORTS

A. Town Manager Update

Mr. Scott Mitnick announced that the Town Hall meeting regarding the Housing Element will be on May 18. He also reported that EBMUD is doing some work on certain streets for a water line break and that there will be residential street construction in the next eight weeks. He also announced that the Harvey Ranch property dedication will be on May 6.

B. Mayor’s and Councilmembers’ Reports

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

Mayor Sos reported that Moraga is leading the Lamorinda 2023 Zero Waste Challenge, followed by Orinda, then Lafayette. She thanked the Moraga Library for promoting the program.

Mayor Sos and Vice Mayor Onoda gave a reminder that the Moraga Community Faire and Car Show will be on April 29 from 11 am to 4 pm.

9. PUBLIC HEARINGS

A. Bollinger Canyon General Plan Amendment and Rezoning

Conduct a public hearing and consider (a) Adopting Findings of Fact and a Statement of Overriding Consideration pursuant to the California Environmental Quality Act; and (b)

Adopting General Plan Amendments for the Bollinger Canyon Special Study Area; and (c) waiving the first reading and introducing by Title only an ordinance amending Title 8 of the Municipal Code to create a Rural Residential zone, eliminate the Study District, and amend the Moraga Zoning Map as it relates to the Bollinger Canyon Special Study Area

(CEQA: Final Environmental Impact Report for the Comprehensive Advanced Planning Initiative was certified by the Town Council on January 25, 2023 - State Clearinghouse No 2022020106)

Planning Director Afshan Hamid introduced her team, Barry Miller of Barry Miller Consulting and Abe Leider, Principal of Rincon Consultants, Inc. Ms. Hamid provided the background and reported that the Planning Commission voted 6-0 in favor of this project on April 11. Mr. Miller gave a presentation.

They responded to Council's questions.

The following members of the public spoke:

Lynda Deschambault
David Killam
Todd Williams of Fennemore Wendel
Ed Salay

Council discussion followed.

Motion and second, Woehleke and Sos, to adopt Resolution 27-2023 CEQA Compliance and Adoption of a Findings and a Statement of Overriding Considerations for the Bollinger Canyon Study Area General Plan and Zoning Amendments, passed 4-1 with Vice Mayor Onoda opposing.

Motion and second, Woehleke and Sos, to adopt Resolution 28-2023 Adopting General Plan Amendments for the Bollinger Canyon Study Area, passed 4-1 with Vice Mayor Onoda opposing.

Motion and Second, Woehleke and Sos, to waive the first reading and introduce by Title only, Ordinance Amending Title 8 of the Moraga Municipal Code (Zoning) to: (1) Add Chapter 8.22 to Establish a Rural Residential (1 unit per 5 acre) District; (2) Rescind Chapter 8.60, Study District, Make Conforming Changes to other Code Sections; and (3) Amend the Zoning Map for the Bollinger Canyon Special Study Area to implement the Moraga General Plan; passed 4-1 by roll call vote with Vice Mayor Onoda opposing.

10. ORDINANCES, RESOLUTIONS AND REQUESTS FOR ACTION

A. Town Clerk Office Administrative Assistant Position

Consider **Resolution 29-2023** to Convert the Town Clerk Administrative Assistant position from Part-time (0.75 FTE) to Full-Time (1.0 FTE) Effective May 1, 2023

Town Manager Scott Mitnick provided the staff report and responded to Council's questions.

There were no comments from the public.

Motion and second, Onoda and Shapiro, to adopt Resolution 29-2023 Approving the conversion of the Administrative Assistant position from part-time (0.75 FTE) to full-time (1.0 FTE), passed unanimously.

11. DISCUSSION ITEMS

Mr. Mitnick stated that he will be discussing the future agenda items in this section going forward.

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 7:55 p.m.

Respectfully submitted by:



Yashin Abbas, Interim Town Clerk

Approved by the Town Council:



Renata M. Sos, Mayor