



## ABOUT TOWN - DECEMBER 16, 2022 UPDATE FROM MORAGA TOWN STAFF



### FAREWELL TO COUNCILMEMBERS MAKKER AND MCCLUER



At the December 14 Town Council meeting, outgoing Councilmembers Sona Makker and Mike McCluer were warmly recognized and thanked for their service. Councilmember Makker concluded a 14-month term and Councilmember McCluer ended a four-year term in which he served as Mayor in 2021. Both were honored by the Councilmembers and County and State officials. After plaques, certificates, testimonials, and personal gifts were bestowed, each gave their thoughts on their respective service as



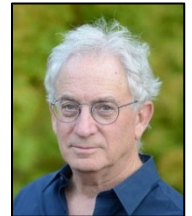
members of the Town Council, with each conveying sincere appreciation and thanks to the Moraga community and to their spouses.



### NEWLY ELECTED COUNCILMEMBERS SWORN IN



At the Town Council reorganization meeting on December 14, newly elected Councilmembers Kerry Hillis and David Shapiro were sworn in by the Town Clerk following the certification of the election votes. They thanked their supporters and expressed their desire to get started on the important work that lies ahead. For more information about the Town Councilmembers please visit the Town [website](#).



### COUNCIL ELECTS NEW MAYOR AND VICE-MAYOR



The first item of business of the newly seated Council was to elect the Mayor and Vice Mayor positions for 2023. The Council unanimously voted to elect Renata Sos as Mayor and Teresa Onoda as Vice Mayor for the year.



### TOWN MANAGER TRANSITION

The Council also said its goodbyes and shared their appreciation for Cynthia Battenberg, who is retiring from local government after 25 years of public service, including the last five as Moraga's Town Manager. Cynthia leaves the Town in a strong financial position with a dedicated and hard-working team capable of continuing to make progress on the myriad of projects underway. Brian Dolan, a long-time Moraga resident and former Pleasanton Assistant City Manager, will serve as the Interim Town Manager starting January 3, 2023.



### TOWN VOLUNTEER OPPORTUNITIES

Moraga is actively seeking civic-minded volunteers to serve on all of its Committees and Commissions. In 2023 there will be openings on the:

- [Art in Public Spaces Committee](#) (1 opening)
- [Audit and Finance Committee](#) (3 openings)
- [Local Sales Tax Oversight Committee](#) (6 openings)
- [Park and Recreation Commission](#) (4 openings)
- [Planning Commission](#) (4 openings)

If interested, please click on the Committee or Commission name for more information and to complete an application packet to submit to the Town Clerk's Office, 329 Rheem Boulevard, or email to [Town Clerk](#) by 5:00 pm on Thursday, January 26, 2023. Moraga is known for its strong sense of community. Please consider applying today!



## TOWN COUNCIL ACTIONS ON DECEMBER 7 and 14, 2022

### **AFFORDABLE HOUSING ORDINANCE AND DEVELOPMENT INCENTIVES**

The Town Council approved an Affordable Housing Ordinance that requires 10% affordability as well as Policy Incentives for new residential developments that construct the affordable units on-site. The Ordinance is a commonly used tool to ensure that some of the units in new developments are affordable to seniors, students and the workforce. Inclusionary housing requires and incentivizes developers to provide residential units at a price that is considered affordable to low or moderate-income households. The Policy Incentives provide additional density, reduced parking and an additional concession to make production of affordable housing more viable in the Town. The Ordinance will require new developments with six or more units to provide 10% affordable units. View the Affordable Housing [staff report](#) and [power point](#) presentation. View the Development Incentive Policy [staff report](#) and [power point presentation](#).

### **DENSITY BONUS ORDINANCE**

The Town Council approved a Density Bonus Ordinance in conformance with State Law. The State Density Bonus Law is an optional tool that a developer may use to obtain greater density for projects that provide affordable dwelling units. The tool can help bring project costs and financing sources into line by putting more units on the site, reducing the per unit land costs. View the [staff report](#).

### **HCD COMMENTS ON DRAFT HOUSING ELEMENT**

On November 10, the California Department of Housing and Community Development (HCD) provided a comment letter on the Draft Moraga Housing Element. The [HCD letter](#) is on the Town website for review. Staff met with HCD and is now working to address the comments. The Draft responses will be available on the Town website December 21.

### **AUDITED FINANCIAL REPORTS FOR FISCAL YEAR 2021/22**

The Town's independent external auditor, Maze & Associates, presented the Town's Audited Financial Reports for the Year Ended June 30, 2022, including the Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2022, the Memorandum on Internal Control and Required Communications for the Year Ended June 30, 2022, and the Independent Accountant's Report on Applying Agreed Upon Procedures for compliance with the Proposition 111, FY 2021/22 appropriation limit. The external audit was successfully completed, and the auditors issued an unmodified opinion with no findings. View [staff report and Audited Financial Reports](#).

### **INVESTMENT STRATEGY FOR SECTION 115 TRUST**

The investment advisor, Highmark Capital, presented the Town Council with the different investment strategies for the \$1.5 million PARS Trust Account. The Council voted to adopt the Passive Moderate Investment Strategy Option for Moraga's Section 115 Trust Administered by Public Agency Retirement Services (PARS). View the [staff report](#) and [presentation](#).

### **CONSULTANT AGREEMENT FOR SAFE ROUTES TO SCHOOL DESIGN**

Town Council awarded a professional services agreement to Sandis Civil Engineers, Surveyors and Planners to develop design plans for the Corliss Drive Safe Routes to School Project. Safety improvements have been identified on Corliss Drive from Wakefield Drive to Arroyo Drive along the narrow curve of the roadway where no sidewalks exist. A significant public outreach effort is planned

to engage residents and parents of students at Los Perales Elementary to help develop a consensus on the preferred cost-effective design. Additional information can be found in the [staff report](#) and [PowerPoint presentation](#).

### **LOS ENCINOS DEVELOPMENT ACCEPTANCE**

Town Council accepted the Vista Encinos private 10-lot single-family residential subdivision improvements as complete. The Vista Encinos (originally called Los Encinos) project is located on Vista Encinos at the end of Baitx Drive off Larch Avenue, an approximately 500-foot private cul-de-sac. The project conditions of approval included creating public pedestrian access to a constructed trail on the adjacent 58-acre parcel, where the small Hetfield Estates subdivision is proposed. For more information about the Vista Encinos project, please view the [staff report](#).

### **FISCAL YEAR 2022/23 MINIMUM WAGE AMENDMENT**

The Council adopted the Minimum Wage for the Town of Moraga consistent with the State of California Senate Bill 3 and amending current Fiscal Year 2022/23 Salary Schedule for Recreation Leader I (PT), Recreation Leader II (PT), Facilities Attendant (PT), and Intern Classifications to Comply with the State of California Minimum Wage Increase Effective January 1, 2023. View [staff report and revised salary schedule](#).

### **POLICY ON ACTION MINUTES**

The Council provided direction that effective immediately official Town Council and Planning Commission meeting proceedings will be recorded as action minutes. The drafting of detailed minutes is being discontinued as the Town's use of Livestream technology enables the public to watch the meeting live or watch the video at a later time. This change will save the Town the approximately \$35,000 annually spent on a consultant to draft the minutes.



## **THANK YOU TO SUSAN AND SAM SPERRY**



For the past 17 years, monthly at 8 am on a Friday, Susan and Sam Sperry have volunteered their time to coordinate and moderate the Moraga Liaison meeting. The Liaison meeting provides the opportunity for people to connect and stay abreast of all the exciting things happening in Moraga. Representatives from the school districts, MOFD, the Town, State and local elected officials, as well as participants from service groups such as MEF, MCF, Kiwanis, Rotary, Garden Club, etc. share what is happening in their organization. At this morning's meeting, the participants shared their appreciation for Susan and Sam. There was universal agreement that the Liaison meeting is everyone's favorite meeting of the month. The Liaison meetings will continue, with the Town of Moraga taking the lead.



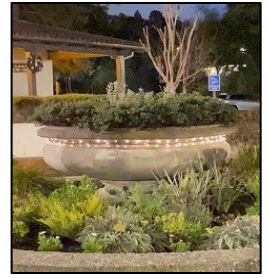
## **SHOP MORAGA FIRST FOR THE HOLIDAYS**

Local holiday shopping helps Moraga residents in two very important ways. First, local businesses thrive. Secondly, dollars spent in Moraga, or online, benefit Moraga directly by generating critical sales tax revenue to repair local roads. To avoid driving, crowds, and parking hassles, visit Moraga's diverse array of shops, restaurants, and businesses this holiday season, or stay at home and shop online. Tax dollars spent in Moraga will stay in Moraga!



## **MORAGA GARDEN CLUB ADDS CHEER AROUND TOWN**

Some 30 years ago, the [Moraga Garden Club](#) (MGC) began decorating a Critter Tree at the Library. All ornaments are made from natural materials such as found in the woods. This year they added a Snowy Owl project involving kids. The event was well attended by parents, grandparents and nannies, all adding to the Norman Rockwellian spirit of Christmas. Spreading additional cheer are the solar lights the MGC has added to the urns on Country Club Drive and the Library, and shrubbery at the Triangle, intersection of Rheem Boulevard and Moraga Road for year-round sparkle.



## HOLIDAY CLOSURE OF TOWN OFFICES

The Town offices and the Hacienda de las Flores will be closed Thursday, December 22, 2022 through Monday, January 2, 2023 for the winter holidays, reopening on Tuesday, January 3, 2023.



## UPCOMING TOWN MEETINGS

Monday, December 19 – [Park and Recreation Commission](#), **CANCELLED**

Tuesday, December 20 – [Planning Commission](#), **CANCELLED**

Wednesday, December 28 – [Town Council](#), **CANCELLED**

Tuesday, January 3 – [Planning Commission](#), **CANCELLED**

Tuesday, January 10, 6:00 pm – [Special Planning Commission](#), Council Chambers

Wednesday, January 11, 6:30 pm – [Town Council](#), Council Chambers

The Town Council Chambers are located at [335 Rheem Boulevard, Moraga, CA 94556](#).

The Hacienda de las Flores is located at [2100 Donald Drive, Moraga, CA 94556](#).

All meetings are open to the public. Visit the [Town's](#) website for updated agendas and packets. The Town of Moraga Livestreams Town Council, Commission and Committee meetings using Vimeo. [View live streaming of meetings](#).



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