



## TOWN OF MORAGA TOWN COUNCIL

WEDNESDAY, JANUARY 15, 2025

**Steve Woehleke, Mayor**  
**Kerry Hillis, Vice Mayor**  
**Brian Dolan, Councilmember**  
**Lisa Maglio, Councilmember**  
**Graham Thiel, Councilmember**

### Executive Team

Scott Mitnick, Town Manager	Denise Bazzano, Assistant Town Attorney
Katie Bruner, Admin. Services Director	Jon King, Police Chief
Brian Horn, Acting Planning Director	Shawn Knapp, Public Works Director
Amy Heavener, Town Clerk	Mackenzie Brady, Parks & Recreation Director

**AGENDA ACCESS:** The meeting agenda is posted on the following notice board locations:  
329 Rheem Blvd.; Moraga Library located at 1500 St. Marys Rd.; The Hacienda located at 2100 Donald Drive; and  
Online at: <https://www.moraga.ca.us/AgendaCenter>

**VIEWING OPTIONS:** The Moraga Town Council meeting is scheduled to take place on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month. The meeting may be attended in person at 335 Rheem Blvd, Moraga, on Community Access Television (CATV) Comcast Channel 26; or by viewing the Town's YouTube Live channel at:  
<https://www.youtube.com/@TownofMoraga335>

**PUBLIC INPUT:** To provide input to the Town Council please submit comments via the following email address:  
[publiccomment@moraga.ca.us](mailto:publiccomment@moraga.ca.us) up to two hours prior to the start of the meeting. Written comment cards will also be available for submission at the meeting. Individuals addressing the Town Council are requested to state their name and community of residence for the record. If further assistance is needed, please email the Town Clerk at [ahavener@moraga.ca.us](mailto:ahavener@moraga.ca.us) or call (925) 888-7021.

It is the policy of the Town of Moraga that Councilmembers, Town employees and meeting participants are to be treated with respect and dignity. Actual or perceived discrimination and/or harassment of a Councilmember, Town employee or others on the basis of age, ancestry, color, disability, gender identity, marital status, medical condition, national origin, race, religious creed, sex or sexual orientation will not be tolerated.

**CEQA STATEMENT:** Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(C), 15061(B)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

**NOTICE:** If you challenge a Town's zoning, planning, or other decision in court, you may be limited to raising only those issues 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 (925-888-7021). If sign assistance is needed or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.



## TOWN OF MORAGA TOWN COUNCIL

**SPECIAL MEETING**  
**WEDNESDAY, JANUARY 15, 2024**  
**5:30 PM**

Town Council Chamber - 335 Rheem Boulevard, Moraga, CA

**1. CALL TO ORDER**

**ROLL CALL:**

Mayor Woehleke and Vice Mayor Hillis  
Councilmembers: Dolan, Maglio and Thiel

**2. PLEDGE OF ALLEGIANCE**

**3. PRESENTATIONS**

**4. PUBLIC COMMUNICATION**

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

**5. ADOPTION OF MEETING AGENDA**

**6. CONSENT CALENDAR**

A. Consideration of Consent Items Removed for Discussion

B. Acceptance of Consent Items

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
- B. Town Manager

**8. PUBLIC HEARING ITEM**

- A. **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.)*

[Addendum Batch 1 – Public Comments Received After Agenda Packet Publication](#)

[Addendum Batch 2 – Public Comment Received After Agenda Packet Publication](#)

[Addendum – East Bay Municipal Utility District Letter](#)

## **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.

## **10. COUNCILMEMBER REQUESTS FOR FUTURE AGENDA ITEMS**

## **11. INFORMATIONAL ITEMS**

## **12. TOWN MANAGER FOLLOW-UP AND ANNOUNCEMENTS**

## **13. ADJOURNMENT**