

PIEDMONT CITY COUNCIL

Regular Meeting Minutes for Monday, December 18, 2023

A Regular Session of the Piedmont City Council in the City Hall Council Chambers, 120 Vista Avenue, was held on December 18, 2023. In accordance with Government Code Section 54954.2, the agenda for this meeting was posted for public inspection on December 14, 2023.

CALL TO ORDER Mayor Cavanaugh called the Regular Session meeting to order at 6:00 p.m. with the Pledge of Allegiance and no reportable actions from the Closed Session held at 5:00 p.m.

ROLL CALL Present: Mayor Jennifer Cavanaugh, Vice Mayor Betsy Smegal Andersen and Councilmembers Jennifer Long, Conna McCarthy, and Tom Ramsey

Staff: City Administrator Rosanna Bayon Moore, City Attorney Michelle Marchetta Kenyon, Police Chief Jeremy Bowers, Public Works Director Daniel Gonzales, Finance Director Micheal Szczech, Senior Planner Pierce Macdonald, Associate Planner Gopika Nair, Planning Technician Steven Lizzarago, Communications Program Manager Echa Schneider, City Clerk Anna Brown, and Deputy City Clerk Lisa Argue

PUBLIC FORUM There was no **Public Comment** received.

CEREMONIAL ITEMS Piedmont High School (PHS) Junior Clea Villaluz, co-founder and co-president of PHS Book Advocacy Club and Shari Fujii, PHS Parents Club Liaison to Ambassador Christopher Stevens Memorial Library accepted a recognition for the book drive organized by the Book Advocacy Club and the Piedmont High School Parent Club.

Mayor Cavanaugh read a proclamation recognizing the Piedmont High School Water Polo Team and December 19, 2023, as PHS Varsity Boys Water Polo Team Day.

Mayor Cavanaugh read a proclamation recognizing the achievements of Piedmont High School Cross Country runner, Sebastien Swain, and December 19, 2023 as Sebastien Swain Day.

CONSENT CALENDAR The Consent Calendar consisted of the following items:

Minutes Approval of City Council Minutes for 12/04/2023

Dracena Quarry Park ADA Pathway Project Approval of the Award of a Contract for the Dracena Quarry Park ADA Pathway Project to MCE Corporation in the amount of \$89,649, approval of an Overall Construction Budget of \$98,614, and a finding that the project is categorically exempt under the California Environmental Quality Act (0045)

Body Worn Camera Master Services and Purchasing Agreement Approval of a Master Services and Purchasing Agreement with Axon Enterprises for body worn cameras in the amount of \$150,157.97 (0045)

Consultant Services Agreement Approval Approval of a Consulting Services Agreement with ClientFirst Technology Consulting in an Amount Not to Exceed \$218,045

There was no **Public Comment** received.

Resolution 75-2023

Moved by McCarthy, Seconded by Long

Ayes: Andersen, Cavanaugh, Long, McCarthy, Ramsey

Noes: None

Abstain: None

(0045)

REGULAR AGENDA

The Council considered the following items of regular business:

**Housing Element
Study Session**

Administrator Rosanna Bayon Moore relayed that the item addresses the building blocks for changes in the General Plan that are necessitated by the Housing Element adoption, zoning ordinance revisions, and environmental review process.

Acting Director/Senior Planner Pierce Macdonald presented an overview of the current status of the 6th Cycle Housing Element, program 1.P implementation, and draft amendments to all General Plan elements including the Land Use , Environmental Hazards , Transportation , Design and Preservation , Community Services and Facilities, Natural Resources and Sustainability, and Parks, Recreation, and Open Space Elements. She reviewed the next steps for the General Plan amendment.

Associate Planner Gopika Nair and Assistant Planner Steven Lizzarago presented the draft zoning code revisions and Housing Element implementation schedule and summary that included adding a new division implementing the State Density Bonus and Senate Bill (SB) 9. They reviewed the revisions to the “intent” section of all zoning districts, allowed new permitted uses in all zones, allowed new conditional uses in all zones, revised development standards and regulations for all zones, and revised development standards for Zone B, C, and D. Furthermore, they presented the revised parking standards and regulations Division 17.30 and revised parking standards for single family residential or similar, multi family residential or similar, and guest/management parking. Finally, they discussed the revised residential rentals Division 17.40 and definitions and measurements Division 17.90 and next steps.

Carly Koffman of Rincon Consultants presented the Piedmont Housing Element implementation project draft environmental impact report (EIR), California Environmental Quality Act (CEQA) purpose, EIR process, CEQA timeline, program EIR, EIR project description, list of required CEQA topics, draft EIR impact analysis, Moraga Canyon Specific Plan, EIR conclusions and alternatives, and conclusion.

Public Comment was received from:

Irene Cheng suggested reviewing the proposed zoning code changes to ensure they match the intentions of the Housing Element program around SB9 and suggested implementing State law Assembly Bill (AB)1033 to incentivize accessory dwelling unit (ADU) development.

(0775)

**Automated License
Plate Reader Services**

Ms. Bayon Moore noted the multipoint plan presented by Police Chief Jeremy Bowers as a part of a meeting series in response to recent crime

Agreement with Flock Safety

trends and summarized his intent to walk the Council through the existing infrastructure and potential options to expand.

Police Chief Bowers provided a historical perspective of the Automatic License Plate Reader (ALPR) program in Piedmont, outlined vendor relationships, noted 39 cameras around the City perimeter, and relayed the genesis of the vendor proposal to support strategic camera placement and response refinement. He reviewed an agreement proposal for a five-year term with Flock Safety for ALPR services for an amount not to exceed \$677,100 that provides for the continuance of the existing camera program and nine new cameras in locations to be determined, a single user interface and enhanced operating system for the police department, cellular connections, storage, license fees, and maintenance.

There was no **Public Comment** received.

Resolution 76-2023

RESOLVED, that the City Council approves a five-year agreement with Flock Safety for Automated License Plate Reader services for an amount not to exceed \$677,100.

Moved by Andersen, Seconded by McCarthy
Ayes: Andersen, Cavanaugh, Long, McCarthy, Ramsey
Noes: None
Absent: None
(0045)

Piedmont Community Pool Project Budget Amendment to the Authorized Total Project Budget

Ms. Bayon Moore reviewed the initial construction contract award and ten percent construction contingency for the Piedmont Community Pool Project. She outlined that the item before the Council is being presented to identify ways to remove impediments and ensure that the required resources are available, should they be needed, to complete the project as scheduled. She referenced the Council's October 16th action to place one-time year end funds from FY 2022-23 into the Facilities Capital Fund to be used to support completion of the pool if they are necessary, reviewed unforeseen conditions that require soil off-hauling, and proposed that the unused \$1.5 million one-time funds be placed in a contingency fund for hard and soft costs. She stated that staff is looking to increase the available Total Project Contingency.

Public Works Director Daniel Gonzales outlined the basis for the estimate that reflects risks identified by Griffen Structures, conditions revealed as the project progresses, and remaining items. He noted the significant costs incurred to date related to soil, tanks, and plan gaps, and potential delays.

Project Manager George Sanen stated that the work is being tracked, the project crossed the 50 percent threshold, and the progress has allowed for a more controlled management of the schedule, foreseeing upcoming activities, and project delivery date of October 2025.

There was no **Public Comment** received.

Resolution 77-2023

RESOLVED, that the City Council approves an allocation of \$800,00 from the Facilities Capital Fund to the approved construction budget with Wickman Development & Construction for contingency fund hard costs for

a revised total authorized construction budget of \$25,091,550 and authorizes the City Administrator to spend up to this amount; approves an allocation of \$200,000 from the Facilities Capital Fund for contingency fund soft costs for a revised total soft cost budget in the amount of \$4,876,000; approves the revised total project budget in the amount of \$29,967,550; and clarifies that hard costs shall consist of actual construction expenses incurred by the prime contractor to deliver the project.

Moved by Ramsey, Seconded by Andersen

Ayes: Andersen, Cavanaugh, Long, McCarthy, Ramsey

Noes: None

Absent: None

(0165, 0270-1022)

REPORTS AND ANNOUNCEMENTS

Councilmember Long announced the launch of the new planning software eTrackit.

Mayor Cavanaugh recognized staff for hosting Lights Up and other holiday events and being supportive of the Alameda County Mayor's Conference. She announced upcoming City office closures and the January 2 City Council meeting cancellation, the annual Martin Luther King Jr. Day celebration on January 15 hosted by the Piedmont Antiracism and Diversity Committee, and the next City Council meeting on January 16.

ADJOURNMENT

With no further business, Mayor Cavanaugh adjourned the meeting at 9:30 p.m. in memory of Zachary Wald.