

PIEDMONT CITY COUNCIL

Regular Meeting Minutes for Monday, May 18, 2026

A Special and Regular Session of the Piedmont City Council was held Monday, May 18, 2026, in the City Hall Council Chambers at 120 Vista Avenue. In accordance with Government Code Section 54954.2, the agenda for this meeting was posted for public inspection on May 14, 2026.

CALL TO ORDER

Mayor Smegal Andersen called the Regular Session meeting to order at 6:00 p.m. with the Pledge of Allegiance.

ROLL CALL

Present: Mayor Betsy Smegal Andersen, Vice Mayor Conna McCarthy, Councilmember Jennifer Long, Councilmember Lorrel Plimier, and Councilmember Tom Ramsey

Staff: City Administrator Rosanna Bayon Moore, City Attorney Deepa Sharma, Fire Chief Dave Brannigan, Police Chief Frederick Shavies, Public Works Director Daniel Gonzales, Interim Planning and Building Director Jeff Bond, Parks and Project Manager Nancy Kent, Finance Director Kiran Bawa, Recreation Director Chelle Putzer, and Deputy City Clerk Lisa Argue

PUBLIC FORUM

Public Comment was received from:

Anne Marks, government liaison for Pacific Gas & Electric, introduced herself to the Council, as she is new to her position. For graduation gifts, she recommends people do not gift Mylar balloons, as they can present a hazardous condition in contact with power lines. She also recommended customers review their phone number for Pacific Gas & Electric to ensure they can receive emergency alerts and other notifications.

PRESENTATIONS

**Asian American,
Native Hawaiian,
and Pacific Islander
Heritage Month
Proclamation**

Mayor Smegal Andersen presented the proclamation.

**Recognition of
The Community Pool
Advisory Committee**

Mayor Smegal Andersen recognized each member of the Community Pool Advisory Committee for their efforts toward the opening of the Piedmont Community Pool. The Council gifted each with a Piedmont ballcap.

CONSENT CALENDAR

The following items were considered under one vote by the Council:

Approval of Minutes

Approval of the minutes for the City Council meetings of April 20, 2026, and May 4, 2026.

**Adoption of a
Resolution to Enter
Into a Master
Programs Funding
Agreement with the
Alameda County
Transportation
Commission**

Adoption of a Resolution to Enter into a Master Programs Funding Agreement with the Alameda County Transportation Commission (ACTC) for Receipt of Measure BB Direct Local Distribution Funds.

Adoption of a Resolution Authorizing the City Administrator to Enter into a Funding Agreement

Adoption of a Resolution Authorizing the City Administrator to Enter into a Funding Agreement with the State Water Resources Control Board for the Phase 6 Sanitary Sewer Rehabilitation Project.

Approval of City Council Policy No. 35-Disruption

Approval of City Council Policy No. 35-Disruption of Remote Access to Public Open Meetings of City Council, Pursuant to State Law.

Approval of the Acceptance of Improvements for the 2025 Pavement Rehabilitation Project

Approval of the Acceptance of Improvements for the 2025 Pavement Rehabilitation Project.

There was no **Public Comment** received.

Resolution No. 33-2026

RESOLVED, that the City Council adopts Consent Calendar Items 1 to 5 as submitted.

Moved by McCarthy, Seconded by Long

Ayes: Smegal Andersen, McCarthy, Long, Plimier, and Ramsey

Noes: None

REGULAR AGENDA

The Council considered the following items of regular business:

Study Session on Housing Element Program 3.G and Program 3.E

Andrew Hill with Dyett & Bhatia gave a presentation on the Housing Element programs.

Mr. Hill clarified low income is 80% or less of the area medium income, and very low income is less than 50% of the area medium income. Interim Planning and Building Director Bond noted the low income threshold for a two-person household is \$100,000 and the very low income threshold is approximately \$64,000. Mr. Hill clarified that Dyett & Bhatia chose a minimum of four units for housing projects because the minimum matches what Mill Valley has done and is generally a good spot for development in California. In-lieu fees are set by resolution but can be changed at the Council's discretion. The City has been in active discussions with Silicon Valley Housing Trust to administer the programs' funds.

The minimum expectation from these programs is 60 housing units. The City has no low income housing. Staff will have numbers on accessory dwelling units and whether any of those provide low income housing in their upcoming housing element annual progress report. Historically, the City has overproduced housing in the first four housing elements and did not meet the minimum number for the fifth housing element. The City has approved or is reviewing six to eight SB9 projects over the last few years.

Interim Planning and Building Director Bond noted these programs do not apply to the Moraga Canyon Project.

The Council was unsure of what incentives would attract developers to choose the low income housing over moderate income housing and vice-versa. City staff will provide better examples and calculations as to the difference of the incentives for low and moderate income housing.

The Council agreed for staff to continue exploring implementing in-lieu fees to grow the programs' housing funds, and that there should be a more defined delineation between the four-to-10 unit housing projects and the 11-and-more unit projects.

The Council voiced that they want to encourage all levels of housing projects and do not want anything that would deter building housing for any income level. They discussed removing or decreasing the 20-foot front setback requirement from these programs. They asked City staff to research whether the City can establish how big a setback is depending on the context of the building site.

The Council decided they require further research into what landscaping for these mixed units could look like while taking into consideration Piedmont's landscape fire safety standards.

The Council supported the incentive for mixed units.

The Council decided they want to only consider lots above a larger, specific square footage to be eligible for an optional local density bonus.

The Council, at the advisement from staff, agreed to award alternative compliance options at the City's discretion. Overall, the Council wanted to award the option to some types of projects and not all.

The Council supported the creation of an affordable housing fund, but expressed concern about staff time required to maintain the fund. The Council will decide on how to address staff time after the program launches.

City staff will research how extending a deed restriction indefinitely will affect affordable housing units. The Council is interested in no ending date for deed restrictions. Mr. Hill noted deed restrictions typically last 55 years.

The Council supported the minimum unit size of projects at four units, and chose 15% for the required percentage for affordable units.

City staff will develop the limitations for sale of affordable occupied units in developer agreements and bring it back to the Council.

City staff will consult with legal counsel to develop exemption and waiver criteria along with the program of administrative procedures.

Moving forward, City staff will present a draft ordinance with empty spaces for the Council to provide more feedback and input on in a future meeting.

Public Comment was received from:

Ryan Dicke supported removing the City's house frontage requirement in these programs, and opposed the City including the incentive of developers not needing to build very low income housing with two bedrooms if they provide at least 20% of housing is for very low income. Mr. Dicke reasoned this incentive goes against Piedmont's goal of a family-oriented community. He agreed that focusing strongly on very low income housing may decrease the amount of low

income housing provided, ultimately alienating low income people who are typically essential service workers.

**Review of Budget
Advisory and
Financial Planning
Committee
Recommendations
Regarding the Real
Property Transfer Tax
Rate**

Finance Director Bawa reported the financial planning committee created a subcommittee to research what the real property transfer tax rate is for neighboring communities and analyze options for flat and tiered rates. The committee recommended through a report that the Council change the tax rate from a flat rate of 1.3% to a range of 1.5% to 1.8%.

Financial planning committee member Robert McBain explained the reasons for the recommendations. The increase of the rate will generate substantial income for Piedmont that will compensate for the increase of infrastructure maintenance expenses across the City. He noted many communities utilize a tiered system. He explained the City is revisiting increasing this tax rate after reviewing other taxes and fees. Increasing the real property transfer tax will be the most impactful decision while also requiring less work compared to other potential tax increases.

Finance Director Bawa noted that the general fund in the 2027 budget staff is currently preparing will have a revenue growth of 1.5%, and expenditures have grown by 6%. She reiterated that the real property transfer tax rate funds go toward the several small-scale maintenance projects such as sidewalks and streets that are scheduled annually, and not building construction.

The Council considered directing staff to create an ordinance to place the tax rate change on the general election ballot. City Administrator Bayon Moore reported that the last regular meeting the Council could hold a second reading of an ordinance to place an election question on the general election ballot is July 20. City Administrator Bayon Moore confirmed that they need all the questions and information from the Council before they begin working on the ordinance.

The Council directed staff to present them with sales data and how effective a tiered rate is in other communities.

There was no **Public Comment** received.

**REPORTS AND
ANNOUNCEMENTS**

Councilmember Long reported the start of Piedmont's summer events is May 19. The Recreation Commission is meeting May 20.

Councilmember Ramsey reported that the Park Commission's next meeting is scheduled for June 3. The Commission will discuss the sustainable park management report.

Mayor Smegal Andersen reported on her experience at the California Community Choice Association Conference. This conference was their 10th anniversary. Mayor Smegal Andersen reported the conference encouraged her about the future of local government.

City Administrator Bayon Moore announced the BAFP meeting on May 19.

ADJOURNMENT

There being no further business, Mayor Smegal Andersen adjourned the meeting at 8:49 p.m.