

DRAFT
PIEDMONT CITY COUNCIL

Regular Meeting Minutes for Tuesday, July 7, 2026

An Adjourned Regular Session of the Piedmont City Council was held on Tuesday, July 7, 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 July 2, 2026.

CALL TO ORDER Mayor Andersen called the Adjourned Regular Session meeting to order at 6:02 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, Interim City Attorney Denise Bazzano, Fire Chief Dave Brannigan, Police Chief Frederick Shavies, Public Works Director Daniel Gonzales, 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:

Anian Tunney proposed to the Council new rules for off-leash dog areas in Piedmont. She proposed an off-leash timeframe of 1:00 p.m. to 4:00 p.m. every day only in Crocker Park limited to dogs under 30 pounds. Furthermore, she requested that dog owners be required to purchase a dog tag for their dog to be in the off-leash zone. She expressed safety concerns for her dogs and herself when around off-leash dogs, especially larger ones.

Sunny Bostrum-Fleming asked for the City to promote its ban on all fireworks to other cities and states to keep citizens safe.

**Recognizing Public
Works Director
Daniel Gonzales**

Mayor Andersen gave a proclamation honoring Public Works Director Gonzales, who is stepping down from his position.

The Council, Former Mayor Jen Cavanaugh, former City Administrator Sara Lillevand, and Parks and Project Manager Kent commended Public Works Director Gonzales for his work in Piedmont, and shared stories of their experiences with Director Gonzales.

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 May 18, 2026, and June 1, 2026.

**Approval of the
Award of Contract
for the Piedmont Park
ADA Improvement
and Swing
Improvement Project** Approval of the Award of Contract for the Piedmont Park ADA Improvement and Swing Improvement Project to Modernscapes Innovations in the amount of \$156,364; Approval of an Overall Construction Budget of \$172,000, and a Finding that the Project is Categorically Exempt Under the California Environmental Quality Act (Guideline Section 15301(c)). Award Hampton Turf Replacement Contract via Cooperative Purchasing.

Approval of the Award Contract for the Hampton Park Artificial Turf Replacement

Approval of the Award Contract for the Hampton Park Artificial Turf Replacement to FieldTurf in the amount of \$171,824 Approval of an Overall Construction Budget of \$189,006 and a Finding that the Project is Categorically Exempt Under the California Environmental Quality Act (Guideline Section 15301(c)).

Approval of the Purchase of a 2026 Chevrolet Silverado EV Vehicle

Approval of the Purchase of an Administrative Command Replacement 2026 Chevrolet Silverado EV Vehicle for the Police Department, including Upfitting in a Total Amount Not to Exceed \$77,853.16.

Approval of a Renewed Certification with Alameda County Regarding the Collection of Taxes

Approval of a Renewed Certification with Alameda County Regarding the Collection of Taxes.

Approval of a Modified Resolution Designating Projects for Senate Bill 1 (SB-1) Road Maintenance

Approval of a Modified Resolution Designating Projects for Senate Bill 1 (SB-1) Road Maintenance for Fiscal Year 2026-27 and Authorization for the Finance Director to Modify the Budget to Reflect Anticipated SB-1 Revenues (Recommended CEQA Action: Exempt under CEQA Guideline Section 15301).

Resolution No. 50-2026

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

Moved by McCarthy, Seconded by Long

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

Noes: None

REGULAR AGENDA

The Council considered the following items of regular business:

Consideration of the Appointment of Richard Cunningham as Interim Public Works Director

With the imminent departure of Public Works Director Gonzales, City Administrator Bayon Moore recommended that the Council appoint Richard Cunningham as an interim replacement. Mr. Cunningham has 35 years of public works experience and has worked for Piedmont in several roles for 14 years.

There was no **Public Comment** received.

Resolution No. 51-2026

RESOLVED that the City Council approves the Appointment of Richard Cunningham as Interim Public Works Director and Authorizing the City Administrator to Execute an Employment Agreement.

Moved by Long, Seconded by Plimier

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

Noes: None

**Consideration of an
Exception to the
180-Day California
Employees
Retirement System
Waiting Period**

Police Chief Shavies explained that this motion is needed because an employee recently retired due to extenuating circumstances, and a new employee is needed to quickly fill the position. Police Chief Shavies noted the dispatch center is experiencing a high turnover rate.

There was no **Public Comment** received.

Resolution No. 52-2026

RESOLVED that the City Council approves an Exception to the 180-Day California Employees' Retirement System (CalPERS) Waiting Period for a Retired Annuitant Under Government Code, Sections 7522.56 and 21224 and Authorization to Execute an Employment Agreement with Rachel Perez to Fill a Critical Need in the Police Department Dispatch Center.

Moved by Long, Seconded by Plimier

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

Noes: None

**Consideration of
the Acceptance of
the Sustainable Park
Management Plan**

Parks and Project Manager Kent introduced the item and gave an overview of the Sustainable Park Management Plan.

John Gibbs and Madison Merrill with WRT presented a high-level overview of the plan to the Council.

Mr. Gibbs explained tree planting must involve long-term planning and consideration of the ideal climate for tree species for replacements. Parks and Project Manager Kent added that some tree species that used to thrive in Piedmont can no longer survive due to climate change.

Mr. Gibbs also explained that park signage is important for enforcement, and that policies and laws between each park greatly differ. Mr. Gibbs noted there were many conflicting comments about the off-leash dog areas in the parks.

Park Commission Chair Tom Smegal explained the plan helps prioritize and establish goals for the long-term care of Piedmont parks. The plan will also aid the City in how to adjust the parks for climate change.

The Council requested specific budget requests to enact the goals in the Sustainable Park Management Plan. The Council also expressed interest in adding picnic tables to the parks.

There was no **Public Comment** received.

Resolution No. 53-2026

RESOLVED that the City Council approves the Acceptance of the Sustainable Park Management Plan Prepared by WRT Design.

Moved by Ramsey, Seconded by McCarthy

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

Noes: None

**Second Reading and
Consideration of
Adoption of
Ordinance 792 N.S.**

City Administrator Bayon Moore explained that the proposed ordinance has had several language changes based on decisions by the state of California legislation and Council feedback from their prior meeting. The ballot measure that would generally restrict Piedmont from levying real property transfer tax has been discontinued. Instead, the legislation and state government reached a compromise to raise the voter threshold required for citizen-led tax initiatives. This

compromise should not affect Piedmont majorly and allows the Council to proceed with their ballot measure to increase the real property transfer tax.

The Council decided to add this item to their next meeting agenda for further discussion.

There was no **Public Comment** received.

Resolution No. 54-2026

RESOLVED that the City Council continues this item to the meeting of July 20, 2026.

Moved by Long, Seconded by Plimier

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

Noes: None

Consideration of a Resolution Related to the Placement of a Measure on the November 3, 2026, General Municipal Election Ballot

Staff estimated that the increase to 1.7% for the real property transfer tax will generate the City approximate \$1.5 million more annually.

The Council directed staff to change the language in the ballot to be more in line with neighboring cities.

The Council decided to add this item to their next meeting agenda for further discussion.

There was no **Public Comment** received.

Resolution No. 55-2026

RESOLVED that the City Council continues this item to the meeting of July 20, 2026.

Moved by Long, Seconded by Plimier

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

Noes: None

Consideration of an Amendment to City Council Policy No. 25

City Administrator Bayon Moore reported that City staff created a policy amendment as the Council requested during their last meeting. She highlighted the main points of the policy. The policy only applies to the Council.

The Council requested that agenda items of timely importance be placed at the beginning of the Regular Agenda section of the meetings to ensure important items are dealt with before the meeting ends.

There was no **Public Comment** received.

Resolution No. 56-2026

RESOLVED that the City Council approves the Amendment to City Council Policy No. 25 to Establish a 9:00 p.m. Curfew for Considering Council Agenda Items, with an Overall City Council Meeting Curfew of 10:00 p.m.

Moved by Andersen, Seconded by Ramsey

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

Noes: None

**REPORTS AND
ANNOUNCEMENTS**

Councilmember Long announced that the Food Truck Friday event is scheduled for July 17, and the National Night Out will be August 4.

Vice Mayor McCarthy noted the passing of former Alameda County Supervisor Scott Haggerty.

City Administrator Bayon Moore thanked the Fourth of July Parade committee and the Recreation Department for a successful Independence Day event.

Mayor Andersen adjourned the meeting in honor of long-term Piedmont resident and volunteer, Tam Hege.

ADJOURNMENT

There being no further business, Mayor Andersen closed the meeting at 7:29 p.m.

DRAFT

DRAFT
PIEDMONT CITY COUNCIL

Regular Meeting Minutes for Monday, July 20, 2026

A Regular Session of the Piedmont City Council was held on Monday, July 20, 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 July 16, 2026.

CALL TO ORDER

Mayor Smegal Andersen called the Regular Session meeting to order at 6:00 p.m. with the Pledge of Allegiance and noted no reportable action from the Closed Session held at 3:30 p.m. on the same day.

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, Interim City Attorney Denise Bazzano, Police Chief Frederick Shavies, Interim Public Works Director Rich Cunningham, Interim Planning and Building Director Jeff Bond, Finance Director Kiran Bawa, Recreation Director Chelle Putzer, and City Clerk Anna Brown

PUBLIC FORUM

There was no **Public Comment** received.

PRESENTATION

**Recognizing Former
City Clerk Susan Ann
Swift**

Mayor Andersen issued a proclamation honoring former City Clerk Susan Ann Swift, who passed away in May of 2026. The proclamation was given to her daughter, Susie Swift.

Former City Clerk John Tulloch and Vice Mayor McCarthy also expressed their appreciation for Ms. Swift.

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 June 15, 2026, and July 6, 2026.

**Acceptance of
Improvements of a
Project**

Acceptance of Improvements for the Grand Avenue Paving and Pedestrian Safety Improvement Project.

There was no **Public Comment** received.

Resolution No. 55a-2026

RESOLVED that the City Council adopts Consent Calendar Items 1 and 2 as submitted.

Moved by McCarthy, Seconded by Long

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

Noes: None

REGULAR AGENDA

The Council considered the following items of regular business:

**Consideration of
Actions Related to
the Appointment of
Piedmont Planning
& Building Director
Leslie Mendez,
AICP**

City Administrator Bayon Moore presented the Planning & Building Director's role and responsibilities. She summarized Leslie Mendez's background and experience. A video message from Ms. Mendez was shown.

There was no **Public Comment** received.

Resolution No. 56a-2026

RESOLVED that the City Council appoints Leslie Mendez as Piedmont Planning & Building Director.

Moved by McCarthy, Seconded by Long

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

Noes: None

**Second Reading and
Consideration of
Adoption of
Ordinance 792 N.S.,
Retitling and
Amending Chapter
20, Article IV of the
Piedmont City Code
to Provide for an
Increase of the Real
Property
Conveyance Tax
("Transfer Tax") to
\$17.50 per \$1,000 of
Sales Price (1.75%)**

City Administrator Bayon Moore presented the ordinance to the Council, noting a number of date changes. She noted that, since the July 7, 2026 City Council meeting, city staff revisited the criteria established by the Alameda County Civil Grand Jurors' Association, performed a cross-check against those criteria with transparency in mind, and drafted changes to the language.

Mayor Andersen emphasized that, if the new transfer tax rate is implemented, it would still be equal to or lower than that of neighboring cities. Finance Director Bawa confirmed this information and noted that the median home price in Piedmont is currently \$2.8 million.

City Administrator Bayon Moore noted that, if passed by the voters, the transfer tax increase would allow the City to perform more small-scale capital improvement projects than it is currently able to. The transfer tax is a one-time fee that is typically split between the buyer and seller of a home. The Ordinance requires adoption by four-fifths of the City Council, followed by a simple majority of voters. It would then become effective on July 1, 2027.

There was no **Public Comment** received.

Resolution No. 57-2026

RESOLVED that the City Council adopts Ordinance 792 N.S., Retitling and Amending Chapter 20, Article IV of the Piedmont City Code to Provide for an Increase of the Real Property Conveyance Tax ("Transfer Tax") to \$17.50 per \$1,000 of Sales Price (1.75%), on the second reading.

Moved by McCarthy, Seconded by Plimier

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

Noes: None

**Consideration of a
Resolution Related
to the Placement of
a Measure on the
November 3, 2026,
General Municipal
Election Ballot**

City Administrator Bayon Moore noted that City staff had revised the draft ballot language for Ordinance 792 N.S. Councilmember Plimier suggested changes related to grammar and punctuation, which she also submitted in writing to the City Administrator.

The Council discussed issues related to the five signatories for the ballot measure and whether councilmembers should file written arguments collectively or individually. It was noted that there is insufficient time to submit an argument on

behalf of the full Council. It was suggested that the Council follow the process it has followed in previous years.

There was no **Public Comment** received.

Resolution No. 58-2026

RESOLVED that the City Council approves the ballot language for Ordinance 792 N.S., as amended, and authorizes the City Administrator to verify the word count and make edits as necessary.

Moved by Plimier, Seconded by McCarthy

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

Noes: None

**Receipt of the 2025
Annual Progress
Report to the
California
Department of
Housing and
Community
Development
Regarding the
Implementation of
the 6th Cycle (2023-
2031) Housing
Element**

Interim Planning & Building Director Bond presented the Housing Element annual progress report, comprising information on the Housing Element background, housing programs progress, and housing unit production.

To determine affordability, staff consulted a memorandum from the Association of Bay Area Governments regarding accessory dwelling units (ADUs) and adjusted the criteria for local conditions.

Regarding the significant decrease in planning and building permits in 2024 and 2025 compared to previous years, Planning & Building Director Bond noted several potential external influences, such as mortgage rates, construction costs, and demographic evolution. Residents of Piedmont have expressed appreciation for the streamlined process for obtaining permits. While Piedmont has experienced a decrease in construction of multifamily units, construction of ADUs has increased compared to neighboring communities. Piedmont has not yet achieved its target of 20 ADUs per year; however, the California Department of Housing and Community Development is expected to focus its enforcement efforts on other cities that have fallen further behind.

There was no **Public Comment** received.

Resolution No. 59-2026

RESOLVED that the City Council receives and accepts the 2025 annual progress report to the California Department of Housing and Community Development regarding the implementation of the 6th Cycle Housing Element.

Moved by Ramsey, Seconded by Plimier

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

Noes: None

**REPORTS AND
ANNOUNCEMENTS**

Councilmember Long noted the Public Safety Committee meeting scheduled for July 23, 2026, at 5:30 p.m. in the Council Chambers. The City's first Food Truck Friday on July 17, 2026, was well attended, and three more dates were added: August 14, September 18, and October 9, 2026. The fall activity guide will be posted on July 24, 2026.

Mayor Andersen reported that National Night Out was scheduled for August 4, 2026, in Piedmont Park. The City Council will not meet on August 3, 2026, and will resume its regular schedule on August 17, 2026.

City Clerk Brown noted that the nomination period for City Council and the school board would close on August 7, 2026. Interested parties should contact the

City Clerk's office to obtain paperwork.

Before school starts on August 10, 2026, City staff in collaboration with the public works and police departments, will convey information via City channels regarding Civic Center parking changes, and Bonita Avenue between Vista and Oakland Avenues, which was recently changed to one-way. The City will also coordinate with the school district to disseminate this information. There is a significant number of physical signage indicating the changes.

ADJOURNMENT

There being no further business, Mayor Smegal Andersen closed the meeting at 7:07 p.m.

DRAFT