

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. She provided helpful information about the hazards of mylar balloons, and the importance of updating contact information for power alerts during fire season.

PRESENTATIONS

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

Mayor Andersen presented the proclamation.

Recognition of The Community Pool Advisory Committee

Mayor - 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: - 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, Inclusionary Housing, and Program 3.E, Affordable Housing Fund

Andrew Hill with Dyett & Bhatia gave a presentation for the comprehensive study session on housing element programs, specifically inclusionary housing (Program 3G) and affordable housing fund (Program 3E). He explained the initiative focuses on strategies for promoting affordable housing types, making development easier on small lots, funding affordable housing, and streamlining subdivision processes.

Mr. Hill clarified very low-, low-, and moderate-income categories. He also outlined the tiered approach for project requirements: projects of 4-10 units would have one tier with options for one affordable unit or in-lieu fee payment, while projects of 11+ units would require 15% of rental units for low-income households or 10% of for-sale units for moderate-income households. Projects of three units or less would be exempt, as would projects with development agreements like Moraga Canyon.

Hill presented various regulatory incentives for deeper affordability, including reduced landscape coverage requirements, waived two-bedroom unit requirements, reduced front setbacks, and a local density bonus.

The discussion around an affordable housing fund covered its role as a dedicated funding mechanism supporting production, preservation, and rehabilitation of affordable housing. Also reviewed were various examples of methods of capitalizing the fund, and potential fund uses. It was noted that administration would require minimal annual costs and could be handled by the city or through partnerships with organizations like Silicon Valley Housing Trust.

The council discussion revealed general support for continuing exploration of inclusionary housing and affordable housing fund options. There was agreement on a tiered approach distinguishing between 4-10 unit projects and 11+ unit projects, though specific percentages and income levels required further refinement.

Councilmember Ramsey emphasized preferring "carrots over sticks" and noted that Piedmont's development constraints make it different from larger cities, and Mayor Andersen stressed not wanting to inadvertently discourage housing construction by making requirements too difficult.

The council requested additional information on setback context considerations, granular sales data for tiered approach evaluation, and examples from comparable communities.

Public Comment was received from:

Ryan Dicke supported removing Byzantine requirements but opposed unit mix incentives that could reduce family-oriented housing options.

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

Finance Director Bawa reported the Budget Advisory and Financial Planning Committee (BAFPC) researched the real property transfer tax rate in neighboring communities and analyzed options for flat and tiered rates. The committee recommended an increase in the tax rate.

BAFPC member Robert McBain explained the reasons for the recommendations. Finance Director Bawa noted that the city faces revenue growth of only 1.5% while expenditures grow 6% in the next fiscal year, leaving little room for general fund subsidies beyond core functions.

Mayor Anderson emphasized the importance of educating the community about why transfer tax increases are being considered, noting unfunded state and federal mandates for housing, stormwater, green infrastructure, and ADA compliance that create expensive requirements without corresponding revenue. Council discussed the timeline of for November 2026 ballot placement, and expressed general interest in continuing exploration of transfer tax increases while requesting additional analysis of flat versus tiered approaches.

There was no **Public Comment** received.

**REPORTS AND
ANNOUNCEMENTS**

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

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

Mayor Andersen reported on her experience at the California Community Choice Association Conference and expressed excitement for the community's enthusiastic use of the new community pool

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

ADJOURNMENT

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