

DRAFT

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.

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PIEDMONT CITY COUNCIL

Regular Meeting Minutes for Monday, June 1, 2026

A Special and Regular Session of the Piedmont City Council was held on Monday, June 1, 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 28, 2026.

CALL TO ORDER Mayor Smegal Andersen called the Regular Session meeting to order at 6:01 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 There was no **Public Comment** received.

PRESENTATIONS

Pride Month Proclamation Mayor Smegal Andersen presented the proclamation to Zoe Snyder and Abigail Jacoby of Piedmont High School's Gender and Sexuality Alliance.

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

Approval of Health and Safety Code Approval of a Resolution accepting the 2025 California Health and Safety Code Mandated Inspections Report Potential.

Adoption of an Agreement for Participating in Alameda County Operational Area Emergency Management Organization Approval of a Resolution adopting the agreement for participating in Alameda County Operational Area Emergency Management Organization.

Adoption of a Budget Adjustment for the Linda Beach Tot Lot Improvement Project Approval of the budget adjustment for the Linda Beach Tot Lot Improvement Project in the amount of \$82,516 for an overall project budget of \$218,861 and acceptance of the Linda Beach Tot Lot Improvement Project.

Resolution No. 34-2026

RESOLVED that the City Council adopts Consent Calendar Items 1 to 3 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:

**Public Hearing on
the Proposed FY
2026–2027 Budget**

Finance Director Bawa presented the first reading of the proposed FY 2026–2027 budget and the city’s long-term sustainability with the Council.

Finance Director Bawa explained that staff attempted to make conservative estimates for the budget and assume that revenue streams will remain consistent for their 10-year projections.

Director Bawa provided an overview of the General Fund, revenues and expenditures, fund balance, ten-year forecast, recreation and aquatics, other funds and long-term sustainability.

Public Works Director Gonzales explained that expenditures estimated for future fiscal years in the capital improvement fund are for essential upgrade projects such as seismic retrofitting.

City Administrator Moore noted that the Budget Advisory and Financial Planning Committee (BAFPC) reviewed the budget and submitted comments to City staff.

BAFPC member, Bob McBain, provided additional context for the letter submitted to the Council.

The Council discussed the potential of a fee study on facility rental charges in an effort to assist with the cost of future facility maintenance needs.

The Council discussed a tiered fine system to address continued violations of the City’s off-lease dog regulations. Police Chief Shavies stated similar methods were used in other communities to some success. Council directed staff to create a tiered fine system in the budget and to research signage alerting residents of the off-leash dog fines.

There was no **Public Comment** received.

Resolution No. 35-2026

RESOLVED that the City Council conducted the first public hearing on the proposed fiscal year budget 2026–2027 as provided in the staff report.

Moved by McCarthy, Seconded by Long

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

Noes: None

**Informational
Report Regarding
MTC/ABAG
Property Sites
Technical
Assistance Grant
and Transit
Feasibility Study**

Interim Planning and Building Director Jeff Bond gave a general overview and highlights of the informational report. The study describes the costs for the city to create a transit program for the Moraga Canyon area.

Interim Director Bond explained that a shuttle service option was not financially feasible, but developing technologies, such as autonomous vehicles, may be worth exploring in the future.

There was no **Public Comment** received.

**Provide Direction to
Staff on a Potential
November 2026
Ballot Measure**

City Administrator Moore provided a brief history of the real property transfer tax in Piedmont, and the previous 2020 ballot measure seeking to increase the tax, which has remained the same for 33 years. She explained that the revenue generated by the real property transfer tax would help but not completely fund capital improvement projects.

Finance Director Bawa relayed recommendations on both the flat rates and tiered rates recommended by the BAFPC, noting the committee slightly favored a flat rate in the range of 1.5% to 1.8%.

The City Council discussed the tax structure and agreed to pursue a flat rate model, though no specific percentage was finalized.

City staff will create a draft ordinance for the ballot measure for the Council to host a first reading of the draft during their June 15, 2026, meeting.

There was no **Public Comment** received.

REPORTS AND ANNOUNCEMENTS

Councilmember Long reported that the Recreation Department is beginning nine week summer camps and noted there were 325 camp offerings this year. The Police Department will host their Cop on the Block events on June 2, June 11, June 23, and June 28, 2026.

Councilmember Ramsey reported that the Park Commission will hear a report on the Sustainable Park Management Plan during their June 3, 2026, meeting.

Mayor Andersen encouraged the public to vote on June 2, 2026. Referencing a recent policy change adopted by the Ava Community Energy Board, Mayor Andersen asked if Council would like to consider a policy of no new items after 9:00 p.m.. The Council decided to hold a future discussion on the topic. Piedmont will host a dinner for Alameda County mayors on June 10, 2026.

City Administrator Bayon Moore reported that Piedmont is hosting the Professional Association for Architects and the California Energy Design Program. City staff will give representatives from both groups a tour of Piedmont Municipal Pool.

ADJOURNMENT

There being no further business, Mayor Andersen adjourned the meeting at 8:47 p.m.