



**TOWN OF MORAGA
TOWN COUNCIL SPECIAL MEETING**

**APRIL 7, 2021
MINUTES**

5:30 p.m.

TELECONFERENCED MEETING LOCATION ONLY

COVID-19 NOTICE

THIS MEETING WAS CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20, WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND PURSUANT TO THE ORDERS OF THE HEALTH OFFICER OF CONTRA COSTA COUNTY INCLUDING THE MOST RECENT ORDER DATED FEBRUARY 25, 2021, AND OTHER SUBSEQUENT ORDERS, WHICH PERMIT THE TOWN TO CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER THE ORDERS AS AN ESSENTIAL GOVERNMENTAL FUNCTION.

Consistent with Executive Orders Nos. N-25-20 and N-29-20 from Governor Gavin Newsom and the Contra Costa County Health Officer Orders including the most recent dated February 25, 2021, the April 7, 2021 special meeting was not physically open to the public.

All Town Councilmembers and Town staff participated in this meeting via teleconference (Zoom Webinar)

1. CALL TO ORDER

The special meeting was called to order at 5:31 p.m. by **Mayor Mike McCluer**.

ROLL CALL

Councilmembers present: Mayor Mike McCluer, Vice Mayor Steve Woehleke, Councilmembers Teresa Onoda, Renata Sos and David Stromberg

2. PUBLIC COMMENTS AND SUGGESTIONS

There were no comments from the public.

3. RECESS TO CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Pursuant to Government Code section 54956.9)

Name of Case: PWRP-Moraga LP v. Stars Holding Co. LLC, Superior Court of California, Contra Costa County, Case No. CIVMSC C19-02531

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code section 54956.8)

Property: Hacienda de las Flores, 2100 Donald Drive, Moraga, CA 94556

Agency Negotiators: Cynthia Battenberg, Town Manager; Michelle Marchetta Kenyon, Town Attorney; Denise Bazzano, Assistant Town Attorney

Negotiating Parties: ZGolf Food and Beverage Services, LLC dba Wedgewood Weddings
Under Negotiation: Lease price and terms

C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code section 54956.8)
Property: 1455 St. Mary's Road, Moraga, CA 94556
Agency Negotiators: Cynthia Battenberg, Town Manager; Michelle Marchetta Kenyon, Town Attorney; Denise Bazzano, Assistant Town Attorney
Negotiating Parties: Growing Light Montessori of Moraga, Inc.
Under Negotiation: Lease price and terms

4. RETURN TO OPEN SESSION

Mayor McCluer reported the following:

Item 3. A. Conference with Legal Counsel – Existing Litigation: The Council met with the Town Attorneys to discuss the existing litigation and gave direction regarding the litigation.

Item 3. B. Conference with Real Property Negotiators (Property: Hacienda de las Flores, 2100 Donald Drive, Moraga, CA 94556): The Council discussed the letter of intent from Wedgewood Weddings for a concessions and event lease for the Hacienda de las Flores that would begin with the 2022 wedding season. The proposed lease would:

- assume management of the private events already occurring at the property;
- retain community access to the park as it does today;
- allow the Parks and Recreation department to continue to operate out of the Hacienda de las Flores;
- maintain the availability of the Garden Conference Room, La Sala and the Casita for the general public use; and
- reduce the Town's operational subsidy of the Hacienda de las Flores.


The Town Council provided direction to staff regarding the negotiation of price and terms.

Item 3. C. Conference with Real Property Negotiators (Property: 1455 St. Mary's Road, Moraga, CA 94556): The Council provided direction to staff.

5. ADJOURNMENT

ACTION: It was M/S to adjourn the meeting at 10:03 p.m. Vote: 5-0.

Respectfully submitted by:


Marty C. McInturf, Town Clerk

Approved by the Town Council:


Mike McCluer, Mayor