

# Moraga

# Lamorinda Community

Calendar	
Town Council	7:30pm
Joaquin Moraga Intermediate School 1010 Camino Pablo Wednesday, July 8	
Planning Comm.	7:30pm
Hacienda, La Sala Room 2100 Donald Drive Monday, July 6	
Design Review	7:30pm
Hacienda, La Sala Room 2100 Donald Drive Monday, July 13	
Park & Rec	7:30pm
Hacienda, Mosaic Room 2100 Donald Drive Tuesday, July 21	
Liaison	8:00am
Fire Station 1280 Moraga Way Friday, July 10	
Town of Moraga online: <a href="http://www.ci.moraga.ca.us">http://www.ci.moraga.ca.us</a> Chamber of Commerce: <a href="http://www.moragachamber.org">http://www.moragachamber.org</a>	



Driving on a suspended license, 6/14/09 A Dodge Caravan was pulled over at Canyon Road near Country Club Drive because the rear brake light was broken. Although the 21-year-old driver said she had a valid license, a routine check revealed it was suspended. To make matters worse, she was not able to produce proof of insurance. A 59-year-old passenger in the car would have been able to drive them home, but alas his license was also suspended. The car was towed and they were released at the scene to walk home.

Car Vandalism, 6/12/09 A Rimer Drive resident told Moraga officers that his daughter's Volkswagen Cabriolet was parked in front of their home when someone threw stepping stone brick at the car causing about \$1200 worth of damage.

Paintballed, 6/12/09 A Courter Lane residence was struck by paintballs. Four had hit the garage and six splatted on the side of the daughter's car. The person reporting the incident reported hearing rattling noises at about 1:30 a.m. Out late painting the town? Probably not appreciated.

Alleged teacher threat, 6/11/09 Police were dispatched to Campolindo High School on a report of threats made by a student's parent to one of her teachers. The teacher in question told officers there had been an ongoing issue with a student's mother concerning her daughter's grades - she really, really wanted her daughter to get an "A." Parent was contacted at home by the cops and denied threatening the teacher. Even though I have a student at Campo, it was not yours truly.

## Budget 2009/2010 Moraga Plans to Stay within its Means

By Sophie Braccini

With a \$900,000 reduction in expenses, reduced costs for employee benefits and cuts in non-essential elements, Moraga anticipates keeping its 2009/2010 budget in the black. Two budget meetings held on June 8th and 10th allowed the Council to make strategic choices on the budget presented by Town Manager Mike Segrest and staff.

Segrest is confident that the town will be able to sustain its base operations in the years to come, maintaining a very modest program of services to the community. However, asset replacement and infrastructure maintenance are grossly under-funded, and have been for years.

"The projected 2009/2010 income is \$6.4 million for \$5.8 million in expenses, thus a projected \$533,724 surplus, prior to state takeaways and one time item expenses," said Finance

Director Joan Streit. Staff presented the Town's 2009/2010 projected budget separating ongoing expenses (above the line) and expense that are either discretionary or non-recurring (below the line). "This way of presenting the town budget allows staff to plan for maintaining the base of services that the residents expect," said Segrest, "and lets the Council make the political decisions that are its prerogative."

During one budget meeting, Moraga resident Dale Walwark wondered how the Town is now supposed to be in the black for all eternity while previous years' financial projections had portrayed a town that was heading for disaster. "I am suspicious of under the line activity," he said, "Voters need to understand what the true situation is."

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## Moraga's Housing Element Planning Commission raises important questions for future development in Moraga

By Sophie Braccini

On June 15 the Moraga Planning Commission reviewed a draft of the housing element that identifies future needs for the community. The Town Council is scheduled to discuss the draft, and the Commission's recommendations, at its June 24th meeting (see our website for updates, <http://www.lamorindaweekly.com>.)

Each jurisdiction in California is assigned, by the State, an objective in terms of number and type of housing that it wants to see developed. Towns that do not plan to meet that obligation could be at risk of losing their Measure C one-quarter cent sales tax revenue (about \$250,000 for Moraga, per year). Moraga's share consists of planning for 307 units between 2007 and 2014 (84 very low income, 64 low income, 97 moderate income and 62 above moderate income housing units.)

The consulting firm Baird and Driskell Community Plan-

ning was hired by the town to draft a plan that would meet those obligations. According to the document, two key elements characterize housing in Moraga: The town has one the lowest growth rates of housing development in the county, and the cost of housing in Moraga is significantly higher than the county's average. There are nearly 5,800 housing units in Moraga, and only 86 new units were built between 1999 and 2006.

The Specific Plan that the town has been working on for years should accommodate the state's housing needs requirement and beyond, once the municipal code is modified to allow a higher housing density than is presently permitted. However, the consultants highlighted some town specific impediments that could compromise the realization of the projects.

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## Moraga Revenue Enhancement Committee Studies Neighbors' Proposals

By Sophie Braccini

With only a few months to find new sources of revenue for the town, Moraga's Revenue Enhancement Committee decided not to reinvent the wheel. At its June 15 meeting, the committee reviewed the recommendations considered by Lafayette and Orinda during their revenue enhancement discussions.

"There were a lot of very interesting proposals and a great deal of overlap between the two reports," said Committee Chair Dick Olsen.

After approving the appointment of two new members, Doctor Zhan Li and Fred Schroeder, the committee debated the appropriateness for Moraga of the actions recommended in Lafayette and Orinda. Many of the recommended measures have to do with additional tax revenue for the town that would not be susceptible to state grab.

One of the most lucrative is a utility user tax that many cities in the Bay Area impose on their residents. For example Piedmont charges 7.5% on phone, utility and gas bills. The tax produces about \$1 million for a population just above 10,000.

Lafayette's committee recommended the institution of a property transfer tax. One condition to levy such a tax is for the community to become a charter city. In its report, Lafayette estimated that a 1.3% tax on sold properties would generate \$3 to \$4 million in revenue.

A business license tax was also proposed in Lafayette's report. Neither Moraga nor Lafayette has such a tax, although it is widely used by other municipalities. In Moraga, with more than 500 businesses registered, it could produce a sizeable income.

Committee vice-chair Tom Westhoff, who has substantial experience with municipal bonds, commented on Moraga's potential bond rating when the issue was raised. "Moraga has no rating at this time," said Westhoff, "Lafayette is rated AAA. Depending on the type of bond, Moraga would probably get a very good rating because we have no high delinquency."

Three sub-committees will consider which actions could be recommended for Moraga. The committee will also look at grants and corporate sponsorship. "We will investigate all the possibility including sales of town property, or a general obligation (GO) bond for the infrastructure," said Olsen. The Town Council will make the final decision after the committee submits its report in November.

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- Enter your classic car in the July 4th Car Show at the Commons - Cash Prize for the winner!  
- Free Prof. Magic Show, Commons Park, July 4, 12:30pm  
-Spend your entire day at the Commons on July 4, we have an entire day of fun planned.



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-Kevin Ryan with his son Davis, Regular Attendees

## Willow Spring Church

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-The U.S. Local Business Association

**Willow Spring Church**  
1675-1689 School Street  
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[www.willow.springchurch.org](http://www.willow.springchurch.org)  
(925) 376-3550

**Sunday Service Times:**  
Prayer.....8:00am  
Traditional.....9:00am  
Contemporary.....10:30am  
Children's Church...10:30am  
Youth Service.....10:30am  
Young Adult Service..7:30pm

Nursery care is available during the 9:00am and 10:30am services

**Weekly Activities Include:**  
**Wednesday:**  
Community Bible Study...10am  
REVERB (youth).....7pm  
**Friday Night:**  
BLAST! Kids Club.....6pm

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-Linda York, Regular Attender

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-Pastor Brad, GodThoughts, Vol. 2\**

Willow Spring Church is an evangelical, non-denominational, Bible-Driven church with a vision to:  
*"Work with God to build effective people who are inspired to excellence and committed to others."*

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