

CINCO DE MAYO FESTIVAL SUNDAY, MAY 6; 3-7PM HACIENDA DE LAS FLORES



MORAGA PARKS & RECREATION
925-888-7045 • www.moraga.ca.us



Celebrating 36
Years in Business!

Achieve your financial
goals with our help

Investment Management
Financial Planning
Individual Stocks and Bonds

A Relationship of Trust Since 1975

www.bedellinvest.com 800-783-0344



Michael Frazier
Vice-President, Portfolio Manager
and Moraga Resident

Moraga Prepares its First Five-Year Financial Plan

By Sophie Braccini

It was among the Council's two dozen objectives for 2012 and Moraga's Administrative Services Director, Stephanie Hom, is making it a reality—Moraga will soon have its first five-year financial plan, a management tool that will aid in strategic planning. Hom presented an initial working document to the Town's Audit and Finance Committee on April 17.

The plan is a living document that will evolve as time passes, events occur and adjustments are made to reflect new conditions. Hom calculated the first projections using historical data and extrapolated trends, as well as existing projections from other sources. "Municipal Resource Consultants gave us our most recent sales tax results as well as a five-year projection," said Hom. "We also factored in an anticipated increase of the rental revenue from Town property that's used by the Country Club, using market value." It's expected those funds will increase by a factor of more than 800 percent in 2014.

The Audit and Finance Committee (Committee), which is composed of two Town Council members—Mayor Mike Metcalf and Council Member Karen Mendonca, and three members of the public—Robert Kennedy, Bradley Ward and Gary Breaux, discussed at some length the way municipal departments plan and save for capital replacement, and

agreed that fund reserves need to be detailed and replenished.

Metcalf noticed that no money was set aside to update the General Plan. "We do not have an obligation to update the General Plan every ten years," said Town Manager Jill Keimach. "We agreed to do incremental revisions so we do not have to engage in a complete revision." The estimated of the cost of a comprehensive update is \$1 million.

The last section of the proposed financial plan is a 5-year capital improvement plan. Hom's document showed an astronomical amount of \$46.7 million in unfunded needs, including \$25 million for the roads RECON program, \$3.6 million for the storm drain system, \$2 million for the repair of Rheem Boulevard, \$2.5 million for Moraga Road traffic calming and beautification, and a town gymnasium and recreation center that would cost \$10 million. The latter element raised eyebrows. "This is a wonderful idea and could be very nice for our town, it fits within our Parks and Recreation Master plan, but with the reality of our roads, this is not realistic planning," said Mendonca. The Committee agreed to remove the gym/recreation center from the 5-year plan.

According to the document, the Town will still have to find \$36 million in new revenue in the next five years. The Town's current annual revenue is roughly \$6.5 million.

What Keeps Ellen Beans Going? Moraga's 2012 Citizen of the Year

By Sophie Braccini

There are different nicknames that suit Moraga's 2012 Citizen of the Year, Ellen Beans. To many, she is 'the quiet leader,' because of the way she takes charge of things when the need arises without ever putting herself in the forefront. But to her longtime friend Edy Schwartz, it should be Beans' legal first name, Grace, "because this is the way she goes through life, does things and is with people," she says.

"When I think of Ellen I remember that her father was a minister and that her service to the community is in a very broad sense carrying on his ministry," says Janet Foreman, another longtime friend. "She serves with great caring, great respect, and with very hard work. I think that it was Maya Angelou who said that 'we often don't remember what a person said but always remember how they made us feel.' When I'm with Ellen I always experience being heard and seen for who I really am and the feeling from that experience is extremely satisfying."

Beans says that she was fortunate enough not to have to work once she began raising her family and she's always serving a cause, a community. "Whatever I have done I have always done 100%," she says. "It is intense, fulfilling, and challenging and it has allowed me to discover parts of myself that I ignored, and I have matured immensely."



Ellen Beans at a CERT training session in Gordon Nathan's home.

Photo Sophie Braccini

Schwartz has watched Beans' transformation since the 1970s (when Beans' daughter belonged to a Girl Scout troop led by Schwartz.) "Ellen wanted to stay in the background," remembers Schwartz, "but she has developed her leadership skills over the years."

Moraga Mayor Mike Metcalf has also known Ellen Beans for some years. "Since she first started coming to Council meetings she's always worked on increasing transparency in local government," says Metcalf.

"Then she started working with Edy Schwartz on the economic development of the town, with the Shop Moraga First movement, reviving the Chamber of Commerce, and in leading the yearly Community Faire." Metcalf, who works side-by-side with Beans on the Revenue Enhancement Committee Outreach to Neighborhoods (RECON), adds that he enjoys working with her and appreciates her sense of humor.

... continued on page A8

apr.com

WHERE DO YOU
WANT TO LIVE?

open.apr.com



ALAIN PINEL
REALTORS



3193 Andreasen Drive, Lafayette

Private tranquil retreat. Spacious, sun-filled, 4 bedroom, 2 bath home in a private, wooded setting. Quiet yard backs to open space. Close to trails, downtown shops, dining and freeway access. Top rated schools.

3193Andreasen.com
\$799,000

Lori Legler



Coming Soon!

3353 S. Lucille Lane, Lafayette

Updated to a T! Charming, 3 bedroom, 2 bath in a wonderful neighborhood. Open & bright with many windows overlooking the hills. Level yards. Updated kitchen & baths, hardwood floors and beautiful wood ceilings.

\$697,000

Alan Marks



712 Ironbark Court, Orinda

Serene and peaceful treehouse retreat. Exquisite interior. Orindawoods includes BART shuttle, pool and tennis. Greenbelts. Sidewalks. 3+ bedrooms, 2.5 baths.

712IronBark.com
\$989,000

Debra Trevarthen



Coming Soon!

1 Snowberry Lane, Orinda

Beautiful, 4bd, prairie-style home on a serene, .75+/- acre, creekside lot with gorgeous, mature landscaping. Versatile, 3400+-sf floor plan with plenty of natural light.

\$1,395,000

Alan Marks

Square footage, acreage, and other information herein, has been received from one or more of a variety of different sources. Such information has not been verified by Alain Pinel Realtors. If important to buyers, buyers should conduct their own investigation.

ORINDA | 2 Theatre Square, Suite 215 925.258.1111