

**Town of Corte Madera Regular Town  
Council Meeting**

**Eli Beckman**  
*Mayor*

**Fred Casissa**  
*Councilmember*

**Charles Lee**  
*Councilmember*

**Leila Mongan**  
*Councilmember*

**Bob Ravasio**  
*Councilmember*



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

**Todd Cusimano**  
*Town Manager*

**Amy Ackerman**  
*Interim Town Attorney*

**Rebecca Vaughn**  
*Town Clerk*

**Town Hall**  
300 Tamalpais Drive  
Corte Madera, CA 94925  
[townofcortemadera.org](http://townofcortemadera.org)

**TUESDAY, APRIL 20, 2021, 6:00 PM**  
**VIA VIDEOCONFERENCE ONLY**

**NOTICE TO PUBLIC:**

Due to Coronavirus (COVID-19), the Tuesday, April 20, 2021, Regular Town Council meeting will occur via videoconference only. All Councilmembers will be participating remotely, and residents are urged to follow the orders issued by the Marin County Public Health Officer and Governor and participate in the meeting remotely as well. As allowed under the Governor's Executive Order N-29-20 (March 17, 2020), during the duration of the COVID emergency the Town of Corte Madera will no longer offer an in-person meeting location for the public to attend.

Members of the public may view and participate in the meeting remotely through the following link: <https://tinyurl.com/y7aw8ubu>

(No Pre-Registration Needed- Click on Link at Meeting Start Time)

You may call in using: 1 (408) 638-0968 (Zoom webinar ID: 914-5144-0692) Or iPhone one-tap: +14086380968,,91451440692#

How to submit public comment remotely:

1. Email [PublicComment@tcmmail.org](mailto:PublicComment@tcmmail.org) prior to 5:00 P.M. on the day of the meeting.
2. Email [PublicComment@tcmmail.org](mailto:PublicComment@tcmmail.org) during the meeting.
3. Join the meeting using the link above and select the "Raise Hand" icon during the meeting, or press \*9 to add yourself to the speaker queue if calling in to the meeting.

Anyone with a disability needing further assistance with public comment should contact the Clerk at least 2 hours before the beginning of the meeting to make alternative arrangements at [rvaughn@tcmmail.org](mailto:rvaughn@tcmmail.org) or 415-927-5050. Click [here](#) for more information on how to register to watch the meeting and submit public comment remotely.

To download the complete agenda packet for this meeting, visit our archive center by clicking [here](#).

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**6:00 p.m. CLOSED SESSION:**

1. Public Comment Regarding Closed Session Item
2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION AND APPOINTMENT  
Closed Session Pursuant to Government Code Section 54957(b)  
Title: Town Attorney

## 6:30pm REGULAR MEETING:

### 1. CALL TO ORDER, ROLL CALL AND SALUTE TO THE FLAG

- 1.A. Report out of Closed Session

### 2. OPEN TIME FOR PUBLIC COMMENT

At the beginning of each regular Town Council meeting, any member of the public may address the Town Council concerning any item not on the Council's agenda. Speakers will be limited to three (3) minutes unless otherwise specified by the Mayor or the Presiding Officer. The public will be given an opportunity to speak on each agenda item at the time it is called. The Council may discuss and/or take action regarding any or all of the items listed below. Once the public comment portion of any item on this agenda has been closed by the Council, no further comment from the public will be permitted unless authorized by the Mayor or the Council and if so authorized, said additional public comment shall be limited to the provision of information not previously provided to the Council or as otherwise limited by order of the Mayor or Council.

### 3. PRESENTATIONS: None

### 4. CONSENT CALENDAR

The purpose of the Consent Calendar is to group items together which are routine or have been discussed previously and do not require further discussion. They will be approved by a single motion. Any member of the Town Council, Town Staff, or the Public may request removal of an item for discussion. Rescheduling of the item(s) will be at the discretion of the Mayor and Town Council.

- 4.A. Waive Further Reading and Authorize Introduction and/or Adoption of Resolutions and Ordinances by Title Only  
(Standard procedural action – no backup information provided)

- 4.B. Authorize the Director of Public Works to Approve the Plans and Contract Documents and Authorize the Advertisement for Bids for the Paradise Drive Sidewalk Widening Project – San Clemente Drive to Seawolf Passage, No. 15-007

Recommendation: Provide authorization as requested

[4.B. Staff Report and Attachments](#)

- 4.C. Adopt Resolution No. 15/2021 (1) Endorsing the Marin Clean Energy Deep Green Program in Alignment with the Town of Corte Madera Climate Action Plan, and (2) Allowing Two Temporary Signs in the Public Right-of-Way from April 21, 2021 to May 5, 2021 Publicizing the Marin Clean Energy Deep Green Program

Recommendation: Adoption resolution as requested

[4.C. Staff Report and Attachments](#)

- 4.D. Approval of Contract With Rochelle Grechman-Dibley Beginning May 10, 2021, For A Not to Exceed Amount of \$38,080, for Interim Parks and Recreation Director Services During the Director's Anticipated Leave and Authorize the Town Manager to Execute the Contract

Recommendation: Provide authorization as requested

[4.D. Staff Report and Attachments](#)

**4.E.** Approval of General Fund Revenue and Expenditure Report for March 2021

Recommendation: Approve item as requested

[4.E. Staff Report and Attachments](#)

**4.F.** Approval of Accounts Payable Warrants for March 2021

Recommendation: Approve item as requested

[4.F. Staff Report and Attachments](#)

**4.G.** Approve Minutes of the April 6, 2021 Regular Town Council Meeting

Recommendation: Approve item as requested

[4.G. 4.06.21 Draft Town Council Meeting Minutes](#)

**5. PUBLIC HEARINGS:**

- 5.A.** First Reading / Possible Introduction of Ordinance No. 1006 Amending Sections 6.14.010, 6.14.020, 6.14.040, 6.14.070, 6.14.100, And Repealing Sections 6.14.050, 6.14.060, And 6.14.080 Of Chapter 6.14, Prohibiting Smoking In Public Places, Places Of Employment, Other Areas, And Multi-Unit Housing, To (1) Amend Definitions To Conform To The Definitions Used In State Law; (2) To Require 100 Percent Of All Multi-Unit Residential Properties To Be Smoke-Free By One Year After The Enactment Of This Ordinance; (3) To Prohibit Smoking In Town Vehicles And (4) To Prohibit Smoking Within 20 Feet Of A Building Or Road Construction Crew; (5) Prohibit All Smoking Of Cannabis, Including For Medical Purposes In All Units Of Multi-Unit Properties; (6) Allow For Enforcement Of The Ordinance By Administrative Citation; And Amending Sections 6.16.030 And 6.16.040 Of Chapter 6.16 To Amend Definitions To Conform To The Definitions Used In State Law And To Repeal Provisions That Duplicate State Law

Recommendation: Hold public hearing, receive public comment and consider introduction of the Ordinance

[5.A. Staff Report and Attachments](#)

**6. BUSINESS ITEMS**

- 6.A.** 2021 Pension Obligation Bonds – Consideration and Possible Adoption of Resolution No. 16/2021 Approving Indenture of Trust, Official Statement and Bond Purchase Agreement

Recommendation: Discuss and adopt Resolution as requested

[6.A. Staff Report](#)

[Attachment 1: Resolution No. 16/2021](#)

[Attachment 2: Indenture of Trust](#)

[Attachment 3: Preliminary Official Statement](#)

[Attachment 4: Bond Purchase Agreement](#)

[Attachment 5: April 6, 2021 Pension Presentation to Town Council](#)

[Attachment 6: April 6, 2021 Staff Report](#)

- 6.B.** Consideration and Possible Adoption of Resolution No. 17/2021 Approving the Execution and Delivery of Lease Certificates of Participation to Finance the Town Hall Project, and Related Documents and Actions

Recommendation: Discuss and adopt Resolution as requested

[6.B. Staff Report](#)

[Attachment 1: Resolution](#)

[Attachment 2: First Amendment and Supplement to Lease Agreement](#)

[Attachment 3: First Amendment to Site Lease](#)

[Attachment 4: Trust Agreement](#)

[Attachment 5: Certificate Purchase Agreement](#)

[Attachment 6: Preliminary Official Statement \(including Continuing Disclosure Certificate\)](#)

- 6.C.** Consideration and Possible Adoption of Resolution No. 18/2021, Adopting an Amended Policy Implementing Provisions of Municipal Code Chapter 12.38 by Revising Town Policy for Application Requirements, Review Procedures, and Evaluation Criteria for Right of Way Agreement Applications for Small Cell Wireless Communication Facilities.

Recommendation: Discuss and Adopt Resolution as requested

[6.C. Staff Report and Attachments](#)

## **7. COUNCIL REPORTS**

- Town Manager Report
- Town Council Reports

## **8. DISCUSSION OF DRAFT AGENDA FOR UPCOMING TOWN COUNCIL MEETING**

- 8.A.** Review of Draft Agenda for Tuesday, May 4, 2021 Town Council Meeting

Recommendation: Review item and provide direction to staff

[8.A. 5.04.21 Draft Town Council Agenda](#)

## **9. ADJOURNMENT**

**ORDER OF BUSINESS:** The Sanitary District No. 2 (SD2) meetings begin upon conclusion of the meeting of the Corte Madera Town Council unless otherwise noted. Agendas for SD2 are posted separately.

**REPORTS:** Town Council Staff Reports are usually available by 5:00 p.m., Friday prior to the Council Meeting, and may be obtained at the Corte Madera Town Hall, or by calling 415-927-5050. Copies of the reports relating to agenda items are available for review in the Town Clerk's Office, at the Corte Madera Library, Fire Station 13 (5600 Paradise Drive, Corte Madera 94925) and <https://www.townofcortemadera.org/681/Agendas-Minutes-and-Notices>. Materials related to an item on this agenda that have been submitted to the Town Council or staff after distribution of the agenda packet are available for public inspection in the Town Clerk's Office located at Town Hall, 300 Tamalpais Drive, Corte Madera, CA 94925, during normal business hours, 8 a.m. to 12 p.m. and 1 p.m. to 4 p.m.

**AMERICANS WITH DISABILITIES ACT:** If you need special assistance to participate in this meeting, please contact the Town Clerk at 415-927-5085. For auxiliary aids or services or other reasonable accommodations to be provided by the Town at or before the meeting please notify the Town Clerk at least

3 business days in advance of the meeting date. If the town does not receive timely notification of your reasonable request, the Town may not be able to make the necessary arrangements by the time of the meeting.

**NOTIFICATION LIST:** To sign up to receive automatic notifications regarding meetings and agendas, please visit the Town's website at <https://www.townofcortemadera.org> and click on "Notify Me" to register, or email the Town Clerk at: [rvaughn@tcmmail.org](mailto:rvaughn@tcmmail.org).