

MINUTES OF APRIL 17, 2018

REGULAR MEETING
OF THE
CORTE MADERA TOWN COUNCIL
AND THE BOARD OF SANITARY DISTRICT NO. 2,
A SUBSIDIARY DISTRICT TO THE TOWN OF CORTE MADERA

Mayor Condon called the Regular Meetings to order at Town Hall Council Chambers, 300 Tamalpais Drive, Corte Madera, CA on April 17, 2018 at 6:34 p.m.

1. CALL TO ORDER AND ROLL CALL

Councilmembers Present: Mayor Condon, Vice Mayor Furst and Councilmembers Andrews and Bailey

Councilmember Absent: Councilmember Ravasio

Staff Present: Town Manager Todd Cusimano
Town Attorney Teresa Stricker
Director of Planning Adam Wolff
Associate Planner Doug Bush
Director of Recreation and Leisure Services Mario Fiorentini
Town Clerk/Assistant to the Town Manager Rebecca Vaughn

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

SALUTE TO THE FLAG – Mayor Condon led in the Pledge of Allegiance

2. OPEN TIME FOR PUBLIC DISCUSSION

BARBARA BECKER former Chair of the Americans with Disabilities Act (ADA) Commission, spoke about previous Town work done to input all street addresses with ADA issues into the Town's building address system. She explained that having this knowledge ahead of time allowed contractors pulling permits valued over \$10,000 to be alerted to pay for and implement ADA improvements ahead of time. There are now many new employees in the Building Department who she learned were not using this information and she asked the Council to hold a training session for them so that ADA issues can be identified and addressed.

3. PRESENTATIONS

- 3.I Presentation from Mario Fiorentini, Director of Recreation and Leisure Services, Regarding Parks and Recreation Department Accomplishments for Fiscal Year 2017-18 and Goals for Fiscal Year 2018-19

Director of Recreation and Leisure Services Mario Fiorentini presented the following goals for FY 2018-19:

- Continue work with the Parks and Recreation Commission to evaluate the department's pricing and cost recovery system;
- Increase efficiencies through development of the department's website and expand resources in the coming year;
- 10% increase in revenues and participation through programs and rentals;
- 12% increase in on-line registration for programs;
- 20% in program revenues and 10% in Community Center rental revenues;
- Summer playground registrations have doubled from last year;
- Scheduled launch of an on-line reservation system for the Town's picnic sites;

Mr. Fiorentini then introduced and gave a brief background on each of the following Departmental employees: Debbie Kiraly, Pam Waterstone, Nancy Cupp, Christina Ennis,

Lyzzi Bissiri, Ashley Parrot, Brian Hernandez, and Dave Wilkinson.

He thanked Councilmembers for their support of the Parks and Recreation Department and said he was available to answer questions.

Mayor Condon announced that Sunday, April 29 from 2-4 p.m. will be the Grand Opening of the Age-Friendly Intergenerational Center. She recognized Mr. Fiorentini and staff for their assistance in the opening and for re-arranging space in the Community Center.

She spoke of the ability for Corte Madera residents to join for a \$15 membership which provides free attendance to all activities for the remainder of 2018, and \$25 for non-residents. She then described the various activities scheduled for the Intergenerational Center.

Mayor Condon opened the public comment period, and there were no speakers. She and the Councilmembers thanked Mr. Fiorentini for his presentation.

4. CONSENT CALENDAR

4.I TOWN ITEMS

Councilmember Andrews requested removal of Item 4.I.ii and Councilmember Bailey indicated his abstention on Item 4.I.vi.

- 4.I.i Authorize Introduction and/or Adoption of Resolutions and Ordinances by Title Only.
(Standard procedural action – no backup information provided)
- 4.I.iii Request to Move the Tuesday, June 5, 2018 Regular Town Council Meeting to Monday, June 4, 2018 So As Not to Conflict With Election Night Activities
(Report from Rebecca Vaughn, Town Clerk/Assistant to the Town Manager)
- 4.I.iv Receive and File Revenue and Expenditure Report for March 2018
(Report from Daria Carrillo, Finance Director)
- 4.I.v Receive and File Investment Transactions Monthly Report for February 2018
(Report from Daria Carrillo, Finance Director)
- 4.I.vi Approval of Minutes of April 3, 2018 Town Council Meeting. With Suggested Edits As Noted

MOTION: Moved by Furst, seconded by Andrews, and approved by the following vote: 4-0-1 (Ayes: Andrews, Bailey (abstained on Item 4.I.vi), Furst and Condon; Noes: None; Absent: Ravasio)

To approve Town Consent Calendar Items 4.I.i, iii., iv., v, and vi.

Item Removed from the Consent Calendar:

- 4.I.ii Approval Of Notice Of Completion Of Mariner Cove Storm Drainage Improvements Phase 2, Project No. 16-012
(Report from Kelly Crowe, Senior Civil Engineer)

Councilmember Andrews requested staff briefly discuss the project improvements.

Town Manager Cusimano recognized the Flood Control District Board and Senior Civil

Engineer Kelly Crowe for their work and described the work to improve drainage in Mariner Cove. He stated the lowest bid came in at \$730,000 and 1500 feet of slot drain improvements have been done in the center of Mariner Cove, and Harbor and Echo are next on the list to be done.

MOTION: Moved by Andrews, seconded by Furst, and approved by the following vote: 4-0-1 (Ayes: Andrews, Bailey, Furst and Condon; Noes: None; Absent: Ravasio)

To approve Town Consent Calendar Item 4.I.ii.

4.II SANITARY DISTRICT ITEMS: None

5. PUBLIC HEARINGS

- 5.I Public Hearing On The Appeal Of Design Review Application Pl-2017-0127 For The Addition Of A Second Story To An Existing Single Story Dwelling At 109 Golden Hind Passage
(Report from Doug Bush, Associate Planner)

Councilmember Bailey disclosed that roughly 10 years ago his family hired Maureen Jochum, the architect representing the project for design work to his own home; however, he has not had any financial interest or made any contact with her in a decade, so participating in the matter will not have any influence or affect his judgment in making a decision.

Mayor Condon disclosed that she is the liaison from the Council to the Chamber of Commerce Board on which Margaret Deedy sits and she did not believe this would have any influence on her decision-making ability. She also disclosed that she drove by the property.

Councilmember Andrews disclosed that he walked by the property.

Vice Mayor Furst and Councilmember Bailey both disclosed that they visited the two properties.

Director of Planning Greg Wolff introduced the matter, stating staff received a telephone call and email and acknowledged a request to postpone this hearing. In the past, staff has asked the Council if they would be inclined to take up the matter, noting that it appears there are representatives from both parties present this evening.

Mayor Condon said she had asked the Town Clerk to question whether the applicants wanted to continue the matter and they did not want to. She asked if Councilmembers wished to postpone or continue hearing the matter.

Councilmember Bailey asked who requested postponement and he asked what the basis was for the request.

Associate Planner Doug Bush stated he and the Town Clerk each received a phone call from one of the appellants who noted he would be unable to attend due to health reasons, but that he may be able to attend in two weeks.

Mr. Cusimano stated staff typically attempts to schedule appeals for the next regularly scheduled Council meeting which was done in this case, and he commented that the upcoming Council agenda was full. He therefore urged the Town Council to consider the practice used in the past and to hear the matter tonight, noting that the appellant has other opportunities for someone to speak on their behalf or submit something in writing.

Mayor Condon noted that this was the practice done in the last appeal before the Council.

Councilmember Andrews questioned the Town's ordinance, and Mr. Bush said the Town's ordinance speaks to scheduling appeals at the next available Council hearing.

Mayor Condon and Councilmembers unanimously agreed to hear the appeal.

Associate Planner Doug Bush stated since the staff report went out last week, staff received two letters this week in support of the project. He gave a brief background, stating the design review application was first submitted in November 2017, was reviewed at two Planning Commission meetings before approval of an addition of approximately 700 square feet as a second story addition to an existing single family dwelling on Golden Hind Passage.

Mr. Bush reviewed the project and neighborhood which consists of relatively level lots of consistent sizes and a mix of single and two-story dwelling units. The appellant lives across the street, to the west of the project, and he presented a photograph of the existing structure which is in the flood plain. He said one component of the project is to elevate the structure 2 ½ feet to meet FEMA and Town requirements. He presented the location of the upper floor addition which would not go over the entirety of the first floor but centered over the garage and stepped back at all elevations.

At the first Planning Commission hearing in February, several comments and suggestions were raised by the Commission and the public regarding the need to improve the design by maintaining consistency of materials. Changes were made and the applicants returned with revisions which responded to the Commission's feedback.

Mr. Bush said clerestory windows were proposed to maintain privacy of neighbors on the north and south elevations. The garage did not need to be raised but in an effort to unify the design, the Planning Commission requested the applicant elevate the roof design to bring things together aesthetically which he displayed, reconfigure and add a stairway and a new front porch. Staff also asked for contextual elevations to show how the design would relate to the surrounding properties, and he displayed similar designs of second story additions completed in the neighborhood.

The project approval has been appealed by neighbors as described in the staff report. Several reasons were given and staff provided clarification regarding the three Commissioners who unanimously approved the project, with one Commissioner recused and another Commissioner absent.

Mr. Bush concluded his presentation stating the Town Council could 1) deny the appeal which would uphold the Planning Commission's action by approving the attached resolution; 2) modify the Planning Commission's action by adding particular conditions of approval, 3) approve the appeal which would overturn the Planning Commission's prior approval, in which case staff would return with a revised resolution; or 4) remand the action back to the Planning Commission for their reconsideration and determination of appropriate conditions.

Mayor Condon called upon the appellant for a presentation.

Town Attorney Teresa Stricker recognized the absence of one of the appellants and said it was up to the Council to decide whether or not to approve the applicant's project. She suggested the Mayor might now ask the applicant to make a presentation.

Councilmember Bailey questioned whether a representative of the appellant was present to answer questions.

Margaret (Deedy) Koller, representing the appellant, said she and her husband, Franz live at 110 Golden Hind Passage and the addition at 109 Golden Hind Passage looks directly into their home and has an effect on sunlight and privacy. Based upon what she has heard

and read, she asked for continuance given her husband was critically ill and not present tonight to be able to present his position. She suggested that when looking at additions on filled ground and on perimeter foundations that were built in the 1950's and 1960's for single story homes, there should be discussion about the integrity of the foundation and some written documentation from a licensed engineer that can substantiate that the foundation will handle the additional weight of the second story.

Mayor Condon questioned whether engineering reports have been done.

Mr. Bush explained that soils and engineering reports may be required as part of the building permit submittal process which occurs following issuance of a planning entitlement. He believes the applicants have procured a soils report that may speak to this concern, but this was not something typically within the purview of the design review process.

Mr. Wolff added that staff routes applications at the design review stage to other departments for their review. On hillside construction, staff may request additional work be done, and any reports or engineering studies required would be addressed prior to issuance of a building permit.

Mayor Condon called upon the applicant to make a presentation.

Maureen Jochum, project architect/applicant, confirmed that the geotechnical engineer took soil samples, tested them, calculated the bearing capacity, and determined foundation requirements that the structural engineer will use and will be made part of the structural engineering permitted drawings and drainage requirements. She confirmed there will be no adverse reaction to having a second floor on the property.

She said the other issues brought up today were privacy concerns and as displayed by staff, the subject property is across the street and over one home. The distance between the two windows cited by Mrs. Koller at 110 Golden Hind Passage and the two front windows of the applicant's property at 109 Golden Hind Passage was between 122 and 135 feet. Because of the skewed angle, distance, reflection of the glass, partial obstruction of the garage that protrudes at the appellant's property, plus the overhangs since they are above that site, she did not believe there could be any privacy issues. Regarding issues of sun and light, the project is quite a distance away on the northeast side of 109 Golden Hind Passage and there is no way of shadowing the property.

As staff indicated, they presented an initial design which was then reduced by one foot in height, finishes unified to be more uniform with the rest of the house, and the largest change made was to take on the additional expense of raising the garage roof which went a long way to appeasing the Commission and providing for a much better project.

Ms. Joaquim also reiterated that they are in a flood plain and have articulated the house to keep it as low as possible. They have a hip roof with a peak at only one point in the second level, and she noted that as these neighborhood homes are updated and enlarged, they will need to be raised. Near the end of the street a flood had occurred and FEMA continues to update and increase the flood maps and she noted that their house will be higher than those done two years ago to address FEMA changes. In conclusion, she requested the Town Council deny the appeal and uphold the Planning Commission's approval of the project.

Councilmember Andrews referred to the garage and asked where the cap of the foundation of the garage end would be versus the flood level.

Ms. Joaquim said at this time they are not going to raise the garage slab but will raise the roof. When they rebuild the walls, they will be re-pouring the foundation edge so it is up 2'5" so there will be a curve in the garage where they can fill in the slab if they want to. When raising the garage foundation they may get into problems with the steepness of the

driveway and connection to the existing site which is fairly difficult to deal with, stating those who have done this have had to address 12 inches and not 2+ feet.

Councilmember Andrews commented that there were other residences in the area where they have not put in slot drains and there is standing water. There are concerns that when cars drive by and form a wake, the water actually goes into their garage. Therefore, he suggested making the first couple of feet of the garage able to take on some amount of water if they were not ramping up the driveway.

Councilmember Bailey said at one of the first Planning Commission meetings, there was a concern raised by owners of 94 Golden Hind Passage and he asked if this had been addressed.

Ms. Joaquim clarified that the owner of 94 Golden Hind Passage is an architect and lives around the corner. He had a vested interest in seeing the project be as good as it could be, was shown the revised design and had some suggestions in the letter. His main concern was the fact that when raising the garage roof, the appearance would be a tall wall. At the meeting and in response to that, one solution was to make the garage door taller; however, the door is brand new. He was also concerned about the distance or what he called a "forehead". She brought the revised sketch to the meeting and the Planning Commission agreed it improved the overall proportions.

Mayor Condon opened the public comment period.

DAWN SMITH said she lives around the corner from the project in question and said she stands in full support of the second story addition. She commented that it goes perfectly with the neighborhood, said many other people have added second stories and she did not see any reason why it should not be approved.

CHUCK MCDEVITT said he and his wife Marie live at 101 Golden Hind Passage which is two doors away from the applicant and they fully support the project. They said the applicant was the type of family all neighborhoods need to support and welcomed them. He too added a second story to their house many years ago, has lived there since 1969 and had no problems with neighbors across the street complaining of privacy loss, lighting or other concerns, and asked that the Council deny the appeal.

MARIE MCDEVITT said she has a second story addition and windows that are very high so she could not see out to something across the street, and she disagreed there was any impact of reduced sunlight at the appellant's home.

CHRIS ARESS said he lives at 105 Golden Hind Passage, thinks the applicant is putting on a great addition to the house which will help them a lot, voiced his full support and did not see that any privacy issues could occur from across the street.

Mayor Condon asked for rebuttal from the appellant and applicant, and there were no rebuttals from either party.

Vice Mayor Furst said most neighborhoods in Corte Madera were built in the early 1950's or earlier. Homes over the years have needed updating and these are the kinds of changes the Council should be encouraging because they keep the housing stock current, add value and maintain a nice, safe and clean neighborhood appearance.. She voiced her support of the applicant's desire to want to create a home that can work for their family, noting that many homes built long ago do not fit people's current lifestyles, and also may not have space for an elderly grandparent to move in or to operate in a home office environment.

She also takes neighbor concerns seriously, visited the site and viewed the story poles from the bedroom of the appellant whose home is across the street and over one home. She believes there is enough distance between the two homes that the impact would be

extremely minimal or zero and commented that many homes are built fairly close together and close to the sidewalk and this was part of living in the suburbs.

She also very much appreciated the fact that the applicant was raising the property. As the Town's representative on the Sea Level Rise Committee of the MCCMC and the County she worries a lot about sea level rise and current flooding in town. She was therefore glad that this will be one more home safe from flooding and said she could make all findings necessary to deny the appeal and uphold the Planning Commission's action.

Councilmember Bailey stated that based on the issues raised as to whether the Planning Commission had a quorum, he was satisfied they did. Secondly, the appeal mentioned objections from 94 and 110 Golden Hind Passage which included sunlight, privacy and the soils condition, all of which have been addressed. Therefore, he could make all 8 findings in the proposed resolution and supported denial of the appeal.

Councilmember Andrews said he also could make all findings and supported denial of the appeal.

Mayor Condon agreed she could also make all findings and suggested a motion.

MOTION: Moved by Furst, seconded by Bailey, and approved by the following vote: 4-0-1 (Ayes: Andrews, Bailey, Furst and Condon; Noes: None; Absent: Ravasio)

To deny the appeal and uphold the Planning Commission's action and adopt Resolution 17/2018.

6. BUSINESS ITEMS

TOWN BUSINESS ITEMS

6.I TOWN BUSINESS ITEMS

- 6.I.i Consider Adoption of Resolution 18/2018 Approving a One Time Performance Bonus of \$10,950 for Town Manager Per Employment Agreement
(Report from Daria Carrillo, Finance Director)

Mayor Condon stated a new State law was set forth wherein if there were any discussions of salaries of staff it must be addressed in the public forum. Per the Council's agreement with the Town Manager, an annual evaluation was required but no increase in salary was to be awarded. However, the Council held a Closed Session and unanimously agreed that Mr. Cusimano has done an outstanding job of leading the town and was deserving of a raise.

The Council is being asked to consider adoption of a resolution approving a one-time performance bonus for the Town Manager per his employment agreement. She asked and confirmed there were no questions or comments from Councilmembers.

Mayor Condon opened the public comment period, and there were no speakers.

Ms. Stricker added that a brief staff report was prepared by Finance Director Daria Carrillo who could not be here this evening. She clarified that the amount of the proposed bonus is 5% of Mr. Cusimano's annual salary, or \$10,950 which is not pensionable and would not affect his on-going salary.

Vice Mayor Furst voiced her support; however, she believed the Council discussed that similar issues would be handled over two meetings. She questioned whether the matter would be conditionally approved or continued to the next meeting and placed on the Consent Calendar.

Ms. Stricker said she was not aware that the Council had adopted that rule.

Vice Mayor Furst stated it is not necessarily a rule but a policy which makes the public aware and in the interest of full transparency relating to items such as union contracts, major salary and benefit changes, and these would be handled over the course of two meetings.

Ms. Stricker stated it was in the Council's discretion whether they wish to apply this policy or rule and either move forward or approve it at the next meeting.

Mayor Condon stated she did not believe it was an official rule or policy and did not see the need to hold off and approve the bonus at the next meeting.

Councilmember Andrews said he is reminded of the long discussion by the Council which had to do with the Grand Jury recommendation.

Vice Mayor Furst said she did not necessarily believe the Council needed to hold off on approving the item but wanted to bring up the Council's previous discussion. She agreed this was not a large bonus that would be in place in perpetuity or affect pensions.

Ms. Stricker recalled an amendment to the Ralph M. Brown Act last year that would require the final action be taken at a meeting where there was an oral presentation. Therefore, because it is a rule that applies to executive compensation that cannot be approved on the Consent Calendar, the Council cannot take a final action on its Consent Calendar. If the Council decides it wants to move the item to the next meeting, the same wording on the agenda could be used and repeated.

Councilmember Bailey voiced his support of the Town Manager's performance and supported direction to approve it at the next meeting on May 1, 2018 as a Business Item.

MOTION: Moved by Bailey, seconded by Furst, and approved by the following vote: 3-1-1 (Ayes: Andrews, Bailey and Furst; Noes: Condon; Absent: Ravasio)

To continue the Business Item to the May 1, 2018.

6.I.ii Discussion Regarding Town Council Meeting Schedule for July 2018 and Consideration of Request for Cancellation of the July 17, 2018 Town Council Meeting
(Report from Rebecca Vaughn, Town Clerk)

Town Clerk Rebecca Vaughn stated this request is being brought forward because staff is in the position of having a June 5th election for the first time. The results of the election will not be certified until the second meeting in June. Staff will not be able to swear in new Councilmembers until July 1st when new Council terms begin. There are several planned staff vacations that will make preparing for the July 17 Town Council meeting difficult, as well as new Councilmembers to get acclimated, oriented and on board.

Therefore, staff thought it would be best to request cancellation of the July 17 meeting and plan for the swearing in and seating of the new Council at the July 3 meeting. With that, staff is considering honoring the retiring Councilmembers at the June 19 Town Council meeting if this is amenable to Mayor Condon and Vice Mayor Furst.

In response to questions of the Council, Ms. Vaughn clarified that the election will be on June 5, new Councilmember terms will begin July 1, staff is requesting cancelling the July 17 Council meeting and the results of the election cannot be certified until the County sends its certification which is usually three weeks after the election or after the June 19th meeting.

At the July 3 Town Council meeting the election results will be certified and the three new Councilmembers will be sworn in. She confirmed with each candidate that they would be available to attend the July 3 meeting and two candidates are present who can comment.

Mayor Condon opened the public comment period, and there were no speakers.

MOTION: Moved by Bailey, seconded by Andrews, and approved by the following vote: 4-0-1 (Ayes: Andrews, Bailey, Furst and Condon; Noes: None; Absent: Ravasio)

To approve cancellation of the July 17, 2018 Town Council meeting.

6.I.iii Consider Adoption of Resolution No. 19/2018 Opposing the Tax Fairness, Transparency and Accountability Act of 2018
(Report from Rebecca Vaughn, Town Clerk)

Town Clerk Rebecca Vaughn stated this is a request sent by the League of California Cities requesting jurisdictions consider adopting a resolution declaring opposition to the Tax Fairness, Transparency and Accountability Act of 2018 and also consider approving a draft letter to be sent to various members of the California Business Roundtable, the body proposing the Initiative and sending the letter to its members who do business in the jurisdiction.

The Tax Fairness, Transparency and Accountability Act of 2018 drastically limits local revenue authority while making comparatively minor modifications to State authorities. For cities and other local agencies such as the Town of Corte Madera, it would apply retroactively and may void any local measure approved by local voters on or after January 1, 2018 but prior to the effective date of this Act. The Initiative being circulated needs to achieve a certain threshold of signatures in order to be placed on the November ballot, but this is on the League's radar because it has already surpassed the 25% threshold.

Therefore, the League is actively reaching out and working with the California Business Roundtable members to either get them to amend their Initiative or stop circulation of it entirely. She said the letter is to be sent out to members to let them know what effect the Initiative would have on the Town's finances.

Mayor Condon said the Council and Town have always been concerned with retaining its local control and she opened the public comment period. There were no speakers, and she asked for comments from Councilmembers.

Ms. Vaughn added that the members of the California Business Roundtable that staff identified as doing business in the Town of Corte Madera include Chevron, Comcast, Farmers Insurance and Wells Fargo, and staff is proposing to send letters to each of these entities.

Councilmember Andrews asked if Granite Construction was also a member as having done business in Town.

Mr. Cusimano stated the Council was not under any time constraint and recommended having one Councilmember and the Mayor wordsmith the resolution and letter and return at the next meeting for approval.

Vice Mayor Furst pointed out that in visiting the website www.CBRT.org which is the website for the California Business Roundtable, go to "About" and the Council can see a listing of all members of this organization. There are 31 corporations and this is by no means an organization that represents the overall business community in the state but a select few giant corporations that are trying to shove this down the throats of the voters of the State because they have a particular political or financial goal of getting this passed.

What frustrates her with the Initiative process in California is that this is not what our communities need and the exact opposite. Jurisdictions need flexibility to do what they need to do to protect citizens and communities, and she suggested wordsmithing the letter to make it much stronger. She also recommended including all 31 corporations on this and let them know how this is not what any small communities need. This is only to benefit those 31 corporations and she did not support them.

Councilmember Andrews stated if someone went into one of the corporation's Wells Fargo branches and demanded to know the cost of the teller cashing someone's check, they would not know it. However, those same corporations are requesting every jurisdiction in the State to have a cost accounting system better than their own in-house system.

He agreed to work with the Town Attorney and Town Manager to formulate the letter.

Councilmember Bailey suggested that the modified letter be authorized to be signed by the Mayor. He also requested brevity in the letter given all points refer to information contained in the resolution.

MOTION: Moved by Bailey, seconded by Furst, and approved by the following vote: 4-0-1 (Ayes: Andrews, Bailey, Furst and Condon; Noes: None; Absent: Ravasio)

To continue the matter to the May 1, 2018 Town Council meeting.

6.II SANITARY DISTRICT BUSINESS ITEMS - None

7. COUNCIL AND TOWN MANAGER REPORTS

- Town Manager Report
 - Mr. Cusimano recognized the Town's and community's thoughts and prayers for Councilmember Ravasio who was involved in both a bike accident as well as an accident with the ambulance taking him to the hospital.
 - A customer service survey of all departments is underway which will extend through to the end of April as well as a survey relating to the Town's noise ordinance and staff is hoping to receive feedback on both.
- Council Reports

Councilmember Bailey had no report.

Vice Mayor Furst gave the following report:

- She attended a meeting of the Central Marin Sanitation Agency (CMSA) and they are discussing various changes to the JPA between all member agencies. They discussed the fact that the City of Larkspur is a member agency of CMSA yet they are not a sewer collection agency and a member of Ross Valley Sanitary District. The Board will start discussions on whether it makes sense for the City of Larkspur to retain their seat on the Board or another way this might be organized.
- She attended the TAM Executive Committee meeting and reported on a proposed increase in the upcoming budgets for electric vehicle infrastructure. It has been TAM's policy to use public funds strictly for public infrastructure and helping to subsidize public and public fleet EV charging stations. The Executive Committee is recommending to the full TAM Board that this program be expanded and better funded, as well as expanding it to charging infrastructure in publicly accessible private property, such as a shopping mall. This would help to bridge the cost of the private property owner with the public retaining the benefits, and this should be encouraged.

Councilmember Andrews asked if EV charging stations have standardized plugs. Vice Mayor Furst stated she believed that Tesla has a proprietary plug but all other companies used a standard plug.

Councilmember Bailey said MCE was having a mild debate about whether there ought to be different rates for those consumers at their homes or businesses that have charging stations and whether the community should be fostering the use of EVs and if so, whether there is some monetary supplement.

Vice Mayor Furst stated the CPUC has ordered PG&E to spend quite a bit of money subsidizing EV infrastructure and she thought these opportunities were out there.

Councilmember Andrews asked if MCE has determined a way to balance the load from running solar during the day and charging vehicles at night.

Councilmember Bailey said MCE was discussing a rate structure which would encourage users to be using their electricity for vehicles in very early hours of the morning which is even cheaper, but he noted Tesla was the only company thus far that sells batteries for homes to balance the load.

Councilmember Andrews had no report.

Mayor Condon gave the following report:

- She attended the League of California Cities Community and Economic Development meeting in Pomona:
 - The Governor's budget was presented which sounded very robust and promising, but the May Revision could be completely different.
 - The main focus was to try to find solutions to address homelessness and the fact it was growing exponentially in California.
 - Cities were urged to apply for SB 1 funds for transportation.
 - There are numerous bills and one was to hold JPAs responsible for pension liabilities.
 - There was a discussion regarding SB 827 (Weiner) relating to housing when it is within one-quarter mile to public transit. Such areas would allow for up to 8 stories of housing development, no design review or density restrictions and no parking requirements. She was happy to report that she received an email today advising that the Transportation Committee threw out SB 827.

8. REVIEW OF DRAFT AGENDA FOR UPCOMING TOWN COUNCIL MEETING

8.I Review of Draft Agenda for May 1, 2018 Town Council Meeting

Mayor Condon commented that consideration of Resolution No. 19/2018 opposing the Tax Fairness, Transparency and Accountability Act of 2018 will return.

Town Clerk Vaughn stated staff will also bring back a letter of opposition to AB 1912 regarding the JPAs and pension liabilities.

Mayor Condon stated many cities have been considering whether or not to support sanctuary cities, and she questioned whether the Council wanted to hold discussion on it. Vice Mayor Furst suggested the CMPA Police Council discuss this and make any recommendation.

Councilmember Andrews asked if the Council could consider SB 828 which requires cities to actually develop housing on properties zoned for their RHNA.

Councilmember Bailey noted that the legislative Committee has taken a position in opposition of this. Mayor Condon said she believes SB 828 will terminate as a result of the decision of SB 827, but if not, the Council could place this on a future agenda.

9. CLOSED SESSION

Mayor Condon adjourned to Closed Session at 8:26 p.m. to consider the following matter:

9.I CONFERENCE WITH LEGAL COUNSEL- POSSIBLE INITIATION OF LITIGATION

Pursuant to paragraph (4) of subdivision (d) of Gov. Code Section 54956.9:
(1 potential case)

OPEN SESSION

The Town Council reconvened Open Session at 9:25 p.m. Mayor Condon announced there was no reportable action taken in Closed Session.

10. ADJOURNMENT

The meeting was adjourned at 9:25 p.m. with well wishes to Councilmember Bob Ravasio for a speedy recovery to the next regular Town Council meeting on May 1, 2018 at Town Hall Council Chambers.